



**CASTLE PINES NORTH ASSOCIATION, INC.**  
***BOARD OF DIRECTORS MEETING MINUTES***

**Thursday, June 19, 2014**  
**7:00 P.M.**

**I. CALL TO ORDER**

- A.** The June 2014 meeting of the Board of Directors for the Castle Pines North Association, Inc., was held on the evening of June 19, 2014 at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Pines, Colorado 80108. The meeting was called to order at 7:01 p.m. by Board President, Steve Labossiere.
- B.** Introductions were called: Board Members present: Steve Labossiere, Anna Mallinson, Gregg Fisher, Joan Millspaugh and Kristy Buirge. Absent: Melissa Sanders and Steve Eller.
- Representing management: Kim Maguire, CMCA<sup>®</sup> with Premier Property Management, LLC.  
Homeowners present: Carol Ehrman and Gary Jones.

**Delegates/Alternates Present:**

Gregg Fisher (Bristle Cone Single)  
Jim Greatehead (HOA 2)  
Fletcher (BristolCone Patio)  
Anna Mallinson (Forest Park)

**Delegates Absent:**

Belinda King (North Lynx)  
Jonathan Dodd (Briar Cliff)  
Dennis Kuhlmann (Stonecroft)  
Tracey Dwyre (South Lynx)  
Jaime Chaulk (Romar)  
Rex Lucas (Bramble Ridge)  
Carolyn Plichta (Crossings)  
Steve Eller (Greenbriar)

DonVanPutten (Pine Ridge)  
Vacant (Tapestry Hills) Mary  
Jeff Teter (Hidden Pointe)  
Steve Woolley (The Hamlet)  
Vacant (Retreat)  
Vacant (HOA 1)  
Vacant (Glen Oaks)

- C.** Mr. Labossiere explained the homeowner input guidelines to all in attendance.
- D.** Mr. Labossiere called for any additions, deletions or modifications to the agenda. No changes were made. Ms. Millspaugh motioned to approve the Agenda as submitted. Motion seconded and passed unanimously.

**II. HOMEOWNERS FORUM**

Ms. Ehrman was present to discuss her account. No action taken.

**III. COMMUNITY REPORTS**

- A.** Castle Pines Parks Authority – A brief meeting was held. No action taken.
- B.** CPN Metro – Twenty eight dead trees are being replaced on Castle Pines Parkway and Monarch Boulevard.

- C. City of Castle Pines – Mr. Fisher reported that the City data for the roads should be completed soon.

#### **IV. COMMITTEE REPORTS**

- A. Website – The Webmaster is currently working on email blast enhancements for Users.
- B. Social Events
  - 1. Concert in the Park was held June 7<sup>th</sup> from 6 p.m. - 8 p.m. – at Coyote Ridge Park. Approximately 200 to 300 people were in attendance. Weather got a little chilly later in the concert. Discussion was held regarding the next concert to have handicap/assisted parking service available. Ms. Maguire will cover with Ms. Kenney for logistics. Next Concert in the Park will be held on July 12, 2014 at 6 p.m. – 8 p.m. at Coyote Ridge Park. Tuxedo Junction is the band that has been hired for the event.
  - 2. A homeowner requested a booth setup for the next concert. The Board disapproved, and would like to keep those type of situations open for non-profit organizations in Castle Pines.

#### **V. NEW BUSINESS**

- A. The Board reviewed a Thank You letter from the Douglas County Task Force for the \$240.00 donation that was collected at the Book and DVD Swap.

#### **VI. UNFINISHED BUSINESS**

- A. The CPN Master ARC has approved the request to replace a current deteriorating fence at Tapestry Hills. Ms. Maguire will obtain the signed copy so she can submit to the management company. Ms. Mallinson motioned to ratify the approval of the fence request for Tapestry Hills. Motion was seconded and passed unanimously.

#### **VII. ADDITIONAL HOMEOWNER INPUT**

No comments.

#### **VIII. APPROVAL OF MINUTES**

- A. The minutes from May 28, 2014 meeting were reviewed. A motion by Ms. Mallinson was made to approve the minutes with the requested amendments as discussed. Motion was seconded and passed unanimously.

#### **IX. FINANCIAL REPORTS**

- A. The Board reviewed the May 2014 financials to include the bank statements, bank reconciliation detail, bank reconciliation summary, monthly income statement, ytd income statement; current payables (check detail). Ms. Mallinson motioned to accept the financials as submitted. Motion was seconded and passed unanimously. Ms. Maguire handed out the final approved 2013 Audit. The Audit is also posted on the website.
- B. Ms. Maguire reviewed settlement offers/payment plans for the delinquent owners that were turned over to the Attorney for collection. The Board ruled against writing off any late fees for those

homeowners as follows: Account #8383, 8133, 7001, 8251, 6862, 6997, 6765, 7349. Ms. Maguire also reviewed account # 1434 and 11 with the Board. The Board will consider a longer payment plan other than the proposed 6 month payment plan for account #1434, the attorney will contact the homeowner regarding the decision.

- C. Ms. Maguire was instructed to send a 30 day demand letter to account #11 for the balance due of \$50.00.
- D. Ms. Maguire presented the payables (check detail 1099-1108). Ms. Millspaugh motioned to approve the payables as submitted; motion was seconded and passed unanimously.

#### **X. NEXT MEETING**

- A. July 17, 2014 at 7:00 p.m. at the Castle Pines North Community Center.

#### **XI. ADJOURNMENT**

Ms. Millspaugh made a motion to adjourn the monthly meeting at 8:15 p.m. Motion was seconded and passed unanimously.

Respectfully submitted,

*Kim Maguire*

Kim Maguire, CMCA<sup>®</sup>, Community Manager  
Castle Pines North Association, Inc.