



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

Thursday, September 18, 2014
7:00 P.M.

I. CALL TO ORDER

- A.** The September 2014 meeting of the Board of Directors for the Castle Pines North Association, Inc., was held on the evening of September 18, 2014 at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Pines, Colorado 80108. (Please note there was no August meeting, due to a lack of quorum). The meeting was called to order at 7:05 p.m. by Board President, Steve Labossiere.
- B.** Introductions were called: Board Members present: Steve Labossiere, Joan Millspaugh, Melissa Sanders, Steve Eller and Gregg Fisher. Absent: Anna Mallinson and Kristy Buirge.
Representing management: Kim Maguire, CMCA[®] with Premier Property Management, LLC.
Homeowners/Guests present: Maddie Benson, Katie D’Agostino from Rocky Canyon High School, Patrick Dunn (Hidden Pointe HOA), Carla Kenny (CPN Master Event Coordinator), Bill Ader (CPN Master ARC), Derek Smith (North Lynx).

Delegates/Alternates Present:

Steve Eller (Greenbriar)
Jim Greatehead (HOA2)
Mary Fletcher (Bristolcone Patio)
Gregg Fisher (Bristle Cone Single)
Bill Dalton (Claremont Estates)

Delegates Absent:

Belinda King (North Lynx)
Anna Mallinson (Forest Park)
DonVanPutten (Pine Ridge)
Jonathan Dodd (Briar Cliff)
Dennis Kuhlmann (Stonecroft)
Tracey Dwyre (South Lynx)
Jaime Chaulk (Romar)
Rex Lucas (Bramble Ridge)
Carolyn Plichta (Crossings)

Vacant (Tapestry Hills)
Vacant (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. Sanders motioned to approve the Agenda as submitted. Motion seconded and passed unanimously.

II. HOMEOWNERS FORUM

Maddie Benson and Katie D’Agostino from Rock Canyon High School were in attendance to complete a presentation on “Animals in Colorado”.
A homeowner was in attendance to discuss his account with the Board. The Board will discuss and get back to the owner on their decision.

III. COMMUNITY REPORTS

- A. Castle Pines Parks Authority –No Report
- B. CPN Metro – No Report
- C. City of Castle Pines – No action taken.

IV. COMMITTEE REPORTS

- A. Website – No Report
- B. Social Events – Oktoberfest is September 27, 2014 from 11-5 p.m. CPN Master Association signs will be posted by the WOW Bubbles area, which the Master is once again sponsoring this year. There will be no charge to the participants.
- C. ARC – Discussion was held regarding the newly installed Tapestry Hills HOA fence. The Tapestry Hills HOA would like to stain their fence with a natural cedar color instead of the CPN gray/white. The Board discussed along with Mr. Ader, “CPN Master ARC”, and the request was denied. Further discussion was held to include possible submission to the City of Castle Pines and the Planning Commission on an agreement on any major thoroughfare fence color and the City developing City Code for such fences.
Mr. Ader announced his resignation from the CPN Master ARC effective October 1, 2014. It was noted that Bill has been on the Committee for over nine years and his service has been much appreciated. Harley Rinerson is still on the Committee and the CPN Master will develop an email blast for the open ARC position.

V. NEW BUSINESS

- A. Ms. Maguire presented HB 1254 and HB 1125. The required disclosure fee for a status letter/transfer fee will be in the yearly management contract. HB 1254 will take effect January 1, 2015. HB 1125 took effect August 6, 2014.
- B. Insurance Renewal – Ms. Maguire presented the new insurance policy for the year. Mr. Eller motioned to approve the new policy. Motion was seconded and passed unanimously.
- C. The Annual Meeting will take place on Thursday, November 13, 2014 at 6:30 p.m. There will be a social hour starting at 6:00 p.m. The 2015 Annual Meeting will take place on November 12, 2015 and will be announced at the 2014 Annual Meeting.
- D. Ms. Maguire trained the Board on “Executive Sessions”. Ms. Maguire will include a training tip monthly if there is time on the Agenda to do so.

VI. UNFINISHED BUSINESS

No unfinished business to discuss.

VII. ADDITIONAL HOMEOWNER INPUT

No comments.

VIII. APPROVAL OF MINUTES

- A. The minutes from July 17, 2014 meeting were reviewed. A motion by Mr. Labossiere was made to approve the minutes as submitted. Motion was seconded and passed with Mr. Fisher abstaining.

IX. FINANCIAL REPORTS

- A. The Board reviewed the July and August 2014 financials to include the bank statements, bank reconciliation detail, bank reconciliation summary, monthly income statement, ytd income statement. Mr. Eller motioned to accept the financials as submitted. Motion was seconded and passed unanimously.
- B. Ms. Maguire presented the Delinquency Report – Board agreed to allow a payment plan for homeowner account #6852. Ms. Maguire will contact the Attorney and the homeowner regarding our counter offer of a payment plan. No fees will be written off.
- C. Ms. Maguire presented the payables (check detail 1119 - 1137). Mr. Eller motioned to approve the payables as submitted; motion was seconded and passed unanimously.
- D. Ms. Maguire presented the 2015 Budget. A few amendments were made. Ms. Millspaugh motioned to approve the 2015 budget as amended. Motion was seconded and passed unanimously.

X. NEXT MEETING

- A. October 16, 2014 at 7:00 p.m. at the Castle Pines North Community Center.

XI. ADJOURNMENT

Ms. Sanders made a motion to adjourn the monthly meeting at 9:40 p.m. Motion was seconded and passed unanimously.

Respectfully submitted,

Kim Maguire

Kim Maguire, CMCA[®], Community Manager
Castle Pines North Association, Inc.