

**CASTLE PINES NORTH ASSOCIATION, INC.**  
**ANNUAL DELEGATE MEETING MINUTES**

**Thursday, November 13, 2014**  
**6:30 P.M.**

**I. CALL TO ORDER**

The 2014 Annual Delegate Meeting of the Castle Pines North Association, Inc. (“the Association”) was held on the evening of November 13, 2014 at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Pines, Colorado. The meeting was called to order at 6:33 p.m. by Board President, Steve Labossiere.

**II. APPROVAL OF AGENDA**

Mr. Eller motioned to approve the agenda as presented. Motion was seconded. Motion passed unanimously by the Delegates.

**III. INTRODUCTIONS**

Introductions were made.

**Board Members Present:** Steve Labossiere, Anna Mallinson, Gregg Fisher, Joan Millspaugh and Steve Eller. Absent; Melissa Sanders.

**Homeowners Present:** Amanda Foltz, (HOA #1), Jim Taylor, (HOA #1). Members were all thanked for attending the meeting.

**Representing Management:** Kim & Kelly Maguire with Premier Property Management, LLC.

**Others:** Mark Payne of the law firm of Winzenburg, Leff, Purvis & Payne.

**Delegates/Alternates Present:**

Don Van Putten (Pine Ridge)  
Paul Mauro (Crossings)  
Steve Eller (Greenbriar)  
Doug Gilbert (HOA 1)  
Anna Mallinson (Forest Park)  
Gregg Fisher (Bristle Cone Single)  
Belinda King (North Lynx)  
Patrick Dunn (Hidden Pointe)  
Mary Fletcher (Bristle Cone Patio)  
Bill Dalton (Claremont Estates)  
Jim Swenson (Bramble Ridge)  
Steve Woolley (Hamlet)

**Delegates Absent:**

Dennis Kuhlman (Stonecroft)  
Thomas Kellogg (Briar Cliff)  
Mike Henry (Winterberry) - PROXY  
Jim Greathead (HOA 2) - PROXY  
Matt Amerlan (Glen Oaks) – PROXY  
Vacant (Estates at Buffalo Ridge)  
Beth Fling (Retreat) - PROXY  
Vacant (Tapestry Hills)  
Jamie Chaulk (Romar) - PROXY  
Tracey Dwyre (South Lynx) - PROXY

**IV. VERIFICATION OF QUORUM AND PROOF OF NOTICE**

A quorum (51% needed) was verified. There were 2866 Delegate votes present and or by proxy out of a total of 3,299, or 86.8%. Proof of Notice was confirmed. Ms. Maguire noted that email notices were sent out to all Delegates and Alternates, mailings were completed to Delegates that did not have email addresses.

An email blast was sent out on October 1, 2014 and several reminder emails were sent out thereafter. Notice was posted at the Castle Pines North Community Center and also announced at the 2014 Annual Delegate Meeting.

#### **V. ELECTION: INSPECTORS OF ELECTION**

Mr. Labossiere requested a show of hands from the audience who would like to volunteer to be the inspectors of the election ballots. Mr. Dunn and Mr. Mauro were approved as the inspectors.

#### **VI. ELECTION OF THREE DIRECTORS – THREE YEAR TERMS**

Three candidates submitted their names to be placed on the ballot: Gregg Fisher, Melissa Sanders and Steve Labossiere. Mr. Labossiere asked for nominations from the floor. No nominations were made, therefore the nominations were closed.

Casting of Ballots – since only three individuals were running and there were three Director positions open, a motion was made by Mr. Mauro to vote by acclamation instead of using the ballots. Motion seconded. Motion passed unanimously. Mr. Fisher, Ms. Sanders and Mr. Labossiere will serve through the year 2017.

#### **VII. APPROVAL OF 2013 ANNUAL MINUTES**

A motion was made by Ms. Mallinson to approve the November 4, 2013 minutes as submitted. Motion seconded and passed unanimously.

#### **VIII. OFFICER REPORTS**

Treasurer, Ms. Millspaugh noted that Associations delinquency account is the best it has been. Thank you to Ms. Maguire for her hard work on collections.

Ms. Mallinson as a Director on the Parks Authority, (“PA”), reported that the PA had a healthy bank account. Although the PA has over \$1 million in the accounts it is not enough to build a new park, so they will look into trails development as new developments are formed and they will look into playground equipment as well.

Ms. Maguire reported that the Board has budgeted for 2015 four Concerts in the Park and DVD Book swap along with the Annual Garage Sale.

#### **IX. COMMITTEE REPORTS**

No reports

#### **X. UNFINISHED BUSINESS**

There was no unfinished business from the 2013 Annual Meeting.

#### **XI. NEW BUSINESS**

- A. 2015 Budget and 2014 Financial Statements – Ms. Maguire reviewed the financial statements that included the 2015 Budget. Ms. Maguire opened it up to questions from the Delegates. A question was asked regarding the Management fee. It was noted by the Association Attorney that the price per door is typically \$2.00 to \$5.00 per door with an Association this size.

- B. Next Annual Meeting Date – November 12, 2015 – 7404 Yorkshire Dr, Castle Pines, CO 80108, at 6:30 p.m.
- C. Ms. Maguire completed the required annual owner’s education with the audience, to include Rights and Responsibilities for Better Communities.

## **XII. ELECTION RESULTS**

By vote of acclimation, Mr. Fisher, Ms. Sanders and Mr. Labossiere will serve through the year 2017.

## **XIII. GENERAL DISCUSSION**

It was noted to pay attention to the placement of the Social Events banners, so they are not so close to the road which may block traffic sight by drivers. It was requested that the Board look into the possibility of lowering dues, due to the surplus of funds currently in the savings account. The Board will take that suggestion under advisement.

## **IX. ADJOURNMENT**

With no other business to come before the Board, a motion was made by Mr. Eller to adjourn the Annual Delegate Meeting at 7:05 p.m. The motion was seconded. Motion passed unanimously.

Respectfully submitted,

Kim Maguire, CMCA®  
Community Manager