
MASTER
ASSOCIATION 
cpn

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

Thursday, September 15, 2016
7:00 P.M.

I. CALL TO ORDER

- A.** The September 2016 meeting of the Board of Directors for the Castle Pines North Association, Inc., was held on the evening of September 15, 2016 at the Castle Pines Library, (CPN Master Event Hall), 360 Village Square Lane, Castle Pines, Colorado 80108. The meeting was called to order at 7:00 p.m. by Board President, Anna Mallinson.
- B.** Introductions were called: Board Members present: Anna Mallinson, Joan Millspaugh, Patrick Dunn, Steve Eller, Gregg Fisher and Kristy Buirge. Absent; Melissa Sanders.
Representing management: Kim Maguire, CMCA[®] with Premier Property Management, LLC.

Delegates/Alternates Present:

Gregg Fisher (BristleCone Single)
Steve Eller (Greenbriar)
Kristy Buirge (Tapestry Hills)
Anna Mallinson (Forest Park)
Patrick Dunn (Hidden Pointe)
Joan Millspaugh (BristolCone Patio)

Delegates Absent:

Matt Amerlan (Glen Oaks)
Vacant (Retreat)
Vacant (Stonecroft)
Anthony Werner (Romar)
Steve Woolley (The Hamlet)
Jim Swenson (Bramble Ridge)
Paul Mauro (Crossings)

Lee Mayfield (HOA 2)
Doug Gilbert (HOA 1)
Mike Henry (Winterberry)
Kenneth Sokolowski (Buff Est)
Arlene Armata (Pine Ridge)
Tracey Dwyre (South Lynx)
Tom Kellogg (Briar Cliff)

- C.** Ms. Mallinson explained the homeowner input guidelines to all in attendance.
- D.** Ms. Mallinson called for any additions, deletions or modifications to the agenda. Ms. Maguire requested the addition of IV. C 2017 meeting time and IV. E Management Agreement for 2017. Ms. Millspaugh motioned to approve the revised agenda. Motion was seconded and passed.

II. COMMITTEE REPORTS

- A.** Ms. Maguire noted that the last concert of the year will be held on September 18, 2016. (Fab 4) Ms. Maguire requested that the Board consider a Social Committee for 2017. Discussion was held regarding non Members at the Concerts. Ms. Maguire will have Ms. Kenny speak to Noble Productions.
- B.** Website – No updates.

III. HOMEOWNERS FORUM

- A.** No comments.

IV. NEW BUSINESS

- A.** Discussion was held regarding the new developments that are coming into the City of Castle Pines. At the next meeting, Mr. Eller and Mr. Fisher will present a script to the Board for

consideration to be presented to new developers in the area, incenting them to be a part of the CPN Master Association.

- B. The CPN Master Association Annual Meeting will be held at 6:30 p.m. on November 10, 2016 at the Library. Sign in starts at 6:00 p.m.
 - 1. Anna Mallinson and Joan Millspaugh's terms are up.
- C. Ms. Maguire suggested that the meeting time be moved to 6:30 p.m. for 2017. The Board had no issues with the new proposed time. Ms. Maguire will cover with Ms. Sanders to ensure the proposed start time works for her.

V. UNFINISHED BUSINESS

There was no unfinished business from the last meeting.

VI. APPROVAL OF MINUTES

- A. The minutes from August 18, 2016 meeting were reviewed. A motion was made by Mr. Eller to approve the minutes as presented. Motion was seconded and passed with Ms. Millspaugh abstaining.

VII. FINANCIAL REPORTS

- A. The Board reviewed the August 2016 financials to include the bank statements, bank reconciliation detail, bank reconciliation summary, monthly income statement, YTD income statement. Ms. Buirge motioned to accept the financials as submitted. Motion was seconded and passed unanimously.
- B. Ms. Maguire presented the payables (check detail 1527-1532). Ms. Millspaugh motioned to approve the payables as submitted; motion was seconded and passed unanimously.
- C. Ms. Maguire presented the Delinquency Report. No action taken.
- D. The Board reviewed the 2017 Budget. Ms. Millspaugh motioned to approve. Motion was seconded and passed unanimously.
- E. Ms. Buirge motioned to approve Premier Property Management contract for 2017. Motion was seconded and passed unanimously. Note: Required disclosure of HB1254 and Manager License number is included in the contract.

VIII. NEXT MEETING

- A. The next Board of Directors meeting will be held on Thursday, October 20, 2016 at 7:00 p.m. at the Castle Pines Library – CPN Master Event Hall.

IX. ADJOURNMENT

Mr. Fisher made a motion to adjourn the monthly meeting at 8:08 p.m. Motion was seconded and passed unanimously.

Respectfully submitted,

Kim Maguire

Kim Maguire, CAM, CMCA®

Castle Pines North Association, Inc.

Anna Mallinson – Term – **2016** –President
Melissa Sanders - Term – **2017** – Vice President
Joan Millspaugh – Term – **2016** – Treasurer
Steve Eller- Term **2018** – Secretary

Gregg Fisher – Term – **2017**– Board Member
Kristy Buirge– Term – **2018** – Board Member
Patrick Dunn – Term – **2017** – Board Member