



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

**Thursday, September 17, 2015**  
**7:00 P.M.**

**I. CALL TO ORDER**

- A.** The September 2015 meeting of the Board of Directors for the Castle Pines North Association, Inc., was held on the evening of September 17, 2015 at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Pines, Colorado 80108. The meeting was called to order at 7:00 p.m. by President, Anna Mallinson.
- B.** Introductions were called: Board Members present: Anna Mallinson, Joan Millspaugh, Melissa Sanders, Gregg Fisher, Steve Eller, Kristy Buirge and Patrick Dunn. Homeowners Present: Patrice Echola (ARC), Martha Solko (Tapestry Hills), Susanne Morris (Forest Park).  
Chris Bennish and Kent Price with Price Development Group.  
Representing management: Kim Maguire, CMCA<sup>®</sup> with Premier Property Management, LLC.

**Delegates/Alternates Present:**

Gregg Fisher (BristleCone Single)  
Steve Eller (Greenbriar)  
Patrick Dunn (Hidden Pointe)  
Anna Mallinson (Forest Park)  
Kristy Buirge (Tapestry Hills)  
Barb Saenger (Pineridge)  
Dave Thomas (Claremont Estates)  
Steve Woolley (The Hamlet)  
Joan Millspaugh (BristolCone Patio)  
Bill Dalton (Claremont Estates)

**Delegates Absent:**

Matt Amerlan (Glen Oaks)                      Vacant (HOA 2)  
Doug Gilbert (HOA 1)                              Vacant (Romar)  
Jim Swenson (Bramble Ridge)                  Arlene Armata (Pine Ridge)  
Paul Mauro (Crossings)                          Mike Henry (Winterberry)  
Vacant (Briar Cliff)                                Vacant (Retreat)  
Dennis Kuhlmann (Stonecroft)                Belinda King (North Lynx)  
Tracey Dwyre (South Lynx)  
Kenneth Sokolowski (Buffalo Estates)

- 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. The following item was added: V. Committee Reports – C. Parks Authority. Ms. Millspaugh motioned to approve the amendment to the agenda. Motion was seconded and passed.

**II. HOMEOWNERS FORUM**

No comments.

**III. PRICE DEVELOPMENT GROUP**

Mr. Bennish and Mr. Price were in attendance to propose the development of a multifamily project located at the southwest corner of Castle Pines Parkway and Lagae Road. More information can be viewed at [www.pricedg.com](http://www.pricedg.com). No action taken.

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

- A. Social Events– Ms. Maguire noted that the CPN Master sponsored Zorbie Balls for the Oktoberfest was a great success at Elk Ridge Park on September 12, 2015.
- B. Website – Ms. Mallinson continues to interview candidates to update the system and email blast development.
- C. Parks Authority – Ms. Mallinson announced that the Parks Authority has donated \$50,000 for exterior development to the new Castle Pines Library.

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

- A. Ms. Mallinson announced that a check in the amount of \$50,000 was donated to the Castle Pines Library Foundation. The donation includes naming rights on the new Castle Pines Library Community Event Room for a period of 10 years, with the first right of refusal to continue the naming rights for an additional contribution at that time. This 10-year period will begin at the opening of the new Castle Pines Library. The Library will also accommodate the meetings in this room for the third Thursday of every month, with the exception of December. The room will be reserved beginning at 6:30 PM until 9:00 PM (concurrent with the closing time of the Library).

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

- A. Officers signed the new signature cards for the new bank. Mutual of Omaha Bank, a check was cut for \$100,000 to open the new operating account. Owners will no longer send payments to the Castle Rock Bank due to the high bank costs that the bank has assessed the Association for the lock box and service.

#### **VII. APPROVAL OF MINUTES**

- A. The minutes from August 20, 2015 meeting were reviewed. There was an amendment to Section III, title name. A motion was made by Ms. Buirge to approve the minutes as amended with the minor change. Motion was seconded and passed with Ms. Millspaugh abstaining.

#### **VIII. FINANCIAL REPORTS**

- A. The Board reviewed the August 2015 financials to include the bank statements, bank reconciliation detail, bank reconciliation summary, monthly income statement, ytd income statement. Ms. Millspaugh motioned to accept the financials as submitted. Motion was seconded and passed unanimously.
- B. Ms. Maguire presented the Delinquency Report – No action taken.
- C. Ms. Maguire presented the payables (check detail 1290 - 1296). Ms. Millspaugh motioned to approve the payables as submitted; motion was seconded and passed unanimously.
- D. Ms. Maguire presented the 2016 Budget with dues staying at \$40 per year. Ms. Buirge motioned to approve the 2016 Budget as presented. Motion was seconded and passed unanimously.

**IX. NEXT MEETING**

- A. Next monthly Board of Directors Meeting – Thursday, October 15, 2015 at 7:00 p.m. at the Castle Pines North Community Center. The Annual Meeting will be held on Thursday, November 12, 2015 at 6:30 p.m.

**X. ADJOURNMENT**

Ms. Sanders made a motion to adjourn the monthly meeting at 8:26 p.m. Motion was seconded and passed unanimously.

Respectfully submitted,

*Kim Maguire*

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