

# CASTLE PINES NORTH ASSOCIATION, INC.

## Board of Directors Meeting

April 15, 2010

### Minutes

The meeting was called to order by Vice President Jack Zelkin in the Castle Pines North Community Center at 7:01pm on April 15, 2010.

**Directors Present:** Andy Rhodes, Anna Mallinson, Jack Zelkin, Joan Millspaugh, Larry Cook, Steve Labossiere

**Directors Absent:** Jim Steavpack.

**Delegates Present:** Dick Lichtenheld (HOA #1), Gail Stehlik (Retreat), Keith Dodd (Forest Park), Maureen Shul (BrambleRidge), Suki Fitzgerald (Hamlet).

**Claremont/Huntington Homeowners/Delegates Present:** Laurie Goldey

**Delegates Absent:** Alison Gibbens (HOA #2), Brian Moe (Stonecroft), Carol Padilla (Briarcliff), Cheryl McDade (Hidden Pointe), Don Van Putten (Pine Ridge), Kim Hoffman (Bristlecone Single), Lin Wu (Tapestry Hills), Mike Henry (Winterberry), Scott Sinelli (Crossings), Shirley Beer-Powell (Greenbriar), Steve Martin (Glen Oaks).

**Management Company Present:** Barbara Finch, Garry Schaffer

**Guests Present:** Dwight Zemp

Andy invited everyone to participate, encouraged them to keep their comments collaborative and constructive.

Steve asked that item 6D on the agenda be removed, as it was a duplicate discussion to 6A.

*Larry moved to approve the agenda as amended; Joan seconded; there was no further discussion and the motion passed with a unanimous vote.*

Dwight Zemp, candidate for MD, gave a brief statement encouraging residents to vote. The Board reminded those present this is a mail-in ballot and urged everyone to vote due to the importance of this election.

Anna reported the Parks Authority received a \$700,000 grant from Go Colorado (lottery) for construction of Elk Ridge Park. Parks Authority and Master Association Boards are trying to coordinate a meeting to discuss the agreement as it currently exists and what it might look like in the future.

*Steve moved to send an email to residents regarding the regulations on how the money was able to be spent; Joan seconded; there was no further discussion and the motion passed with a unanimous vote.*

Andy reported the Metro District had received a letter from their bank that they considered the petition from the City to dissolve the Metro District as a possible adverse material condition and have frozen the assets of the Metro District. The bank presented two acceptable solutions to the issue: a payoff in full of all debts to the bank, or the withdrawal of the petition by the City.

As there was no official City representative present, Andy asked Maureen if there was anything she had to report; she did not.

*Steve moved to send a letter to the city regarding the Master's commitment to improving the lines of communication between the Master and the City and formally asking them to send a representative; Anna seconded; there was no further discussion and the motion passed with a unanimous vote.*

Maureen, Larry, and Anna reported there was a significant increase in attendance at the Ward 1/Ward 2 joint meeting, stating that the email blast sent via the Master's email system had the desired effect.

Anna will be meeting with the website designer Saturday and will have an update for the Board after that on the new website. She invited other Board members to join her. Jack volunteered to help with this project.

Barbara reported she had contacted the Douglas County Sheriff's office for safety/security tips for homeowners with regards to the garage sale. She also planned to ask them to increase patrols.

Discussion: Suggestions on ways to get Delegates to attend/participate in Master Association meetings: "please be thinking about "x" issue" items in reminders; friendlier meeting reminder/meeting packet emails; expectations of Delegates still not clear; give Delegates tools to communicate information to residents; elevate role of Delegate in eyes of HOA's and residents.

*Steve moved that board meeting packets be sent to the Board 2 weeks before meetings for approval; that no response is a positive response; that board meeting packets be sent to Delegates a week prior to meetings; Jack seconded; there was no further discussion and the motion passed with a unanimous vote.*

Steve reported all Amendment drafts and policies had been submitted to the attorney but he had not received any feedback. He suggested the Board move forward and adopt the documents, then make changes if Mark has issues.

*Steve moved to approve the 3<sup>rd</sup> Amendment to the Bylaws (Core Values) pending input from the attorney; Joan seconded; there was no further discussion and the motion passed with a unanimous vote.*

*Steve moved to approve the 4<sup>th</sup> Amendment to the Bylaws (Removal of a Director) pending input from the attorney; Larry seconded.*

Discussion: Delegates concerned that a removal would be done without notification or input from Delegates. Several changes were discussed.

*Steve moved to approve the 4<sup>th</sup> Amendment to the Bylaws (Removal of a Director) as amended pending input from the attorney; Anna seconded; there was no further discussion and the motion passed with a unanimous vote.*

*Joan moved to approve the 5<sup>th</sup> Amendment to the Bylaws (Mission Statement) pending input from the attorney; Jack seconded; there was no further discussion and the motion passed with a unanimous vote.*

*Larry moved to approve the Strategic Objectives Policy pending input from the attorney; Steve seconded.*

Discussion: On the second page, item #6: the word "sponsoring" should be changed to "promoting".

*Larry moved to approve the Strategic Objectives Policy as amended pending input from the attorney; Jack seconded; there was no further discussion and the motion passed with a unanimous vote.*

Andy thanked everyone for their hard work on these issues.

Discussion: The Board had not received the revised draft legal opinion from the attorney. Once this is received, a letter will be sent to the Delegates; the May meeting will be devoted almost

entirely to a full discussion of the issue prior to sending a packet to the residents.

Steve has an appointment to meet with McNurlin on April 22. Anna will go with him. They will be working towards having draft audited financials for 2008 for the next meeting so the Board's financials can move forward.

Barbara recommended the compliance issues at 7783 Yorkshire be considered closed.

*Larry moved to accept Barbara's recommendation and close the compliance matters at 7783 Yorkshire; Steve seconded; there was no further discussion and the motion passed with a unanimous vote.*

*Jack moved to approve the March 18, 2010 minutes; Joan seconded; there was no further discussion and the motion passed with a unanimous vote.*

*By acclamation, the Board voted to use minutes that include decisions, action items, and significant discussions.*

*Anna moved that Client Preference send to collections any homeowner whose account is also delinquent in North Lynx or Turquoise Terrace; Andy seconded; there was no further discussion and the motion passed with a unanimous vote.*

*Anna moved to approve the payables; Jack seconded; there was no further discussion and the motion passed with a unanimous vote.*

The next meeting will be held May 20, 2010 at 7pm at the Community Center.

There being no further business before the Board, Andy adjourned the meeting at 9:08pm.