

Minutes of Castle Pointe Annual Business Meeting

September 19, 2024

Board members present: Steve Baska, president; Stephanie Moen, Vice President; Janice Gonzales, Treasurer; Carla Almer, Secretary; Linda Stoffel, Member at Large

Call to Order: Steve Baska called the meeting to order at 6:32 p.m. Quorum was reached with 15 households in attendance and 6 proxies submitted. At this time, Steve also introduced Tammy Bush as a new member of the Forest Park HOA Board and Mat Birkeness as our representative from Community Resource Services of Colorado, which is our Property Management company.

Approval of Minutes from 2023 Annual Meeting: Copies of the minutes from last year's annual meeting were distributed for review. Janice Gonzales moved that the minutes be approved as submitted, Linda Stoffel seconded. Approval vote was unanimous.

Ratification of 2025 Budget: Janice Gonzales reviewed the budget item by item then summarized:

- No dues increase needed at this time; probably not again for two years
- We have \$25,000 invested in a 6 month CD netting us decent interest
- Insurance costs have gone up
- Management company costs have gone up (first time in several years)
- Small charge for website management

Questions were raised regarding insurance rates, management company increase, and management company responsibilities. Mat Birkeness explained that HOA insurance rates were increasing across the state. He also explained the responsibilities of the management company and why their rates increased this year. Following these explanations, Brian Mitchell moved to approve the budget as presented, Janice Gonzales seconded the motion. Approval vote was unanimous.

Election of two board members: Linda Stoffel's and Stephanie Moen's board positions were open or up for renewal. Linda wished to remain on the board, Stephanie stated she was ready for someone to take her place. Steve Baska informed the residents that he had asked Becky Goldsmith if she would be interested and she indicated she would. Since there were no further nominations or volunteers from the floor, Lorenzo Gonzales nominated Linda Stoffel to serve another term, Becky Goldsmith seconded and approval was unanimous. Carla Almer nominated Becky to serve a 2 year term, Janice Gonzales seconded, and approval was unanimous. The new board agreed to convene within 10 days (as stipulated by our guidelines) to determine officers for 2025.

Committee Reports:

- **Yard/Landscape:** Linda Stoffel thanked Doug Moen and Brooks Freeman for their help. She reviewed the guidelines for requesting repairs to irrigation systems. Linda also said that

sprinkler shut off dates were already scheduled and would be shared with homeowners via email shortly. All in all, Linda said Keesen has been great to work with this year.

- **Snow:** Doug Moen reported that Mat Birkeness had negotiated a good contract for 2025. He reported that the 3" indicator would remain the same for 2025, meaning that if a snowfall nets an average for 3 inches or more on the driveways in the neighborhood, the paid crews would be called. Doug also thanked the "Community Crew" for helping shovel when the 3" indicator is not met – Lorenzo Gonzales, Bob Almer. Dean MacCarter, Jack Goldsmith, Brooks Freeman, Steve Baska.
- **Architural:** Bob Almer thanked Peggy Cheever and Brian Vyce for their quick responses to requests as they were submitted. All requests in the past year were approved. Vickie Baska inquired about xeriscaping plans. Bob informed everyone that guidelines for xeriscaping are being worked on, making sure that they comply with state laws.
- **Social:** Carla Almer reminded everyone of the date, time and location of the Holiday Dinner Party – Saturday, December 7, 5:30 at The Ridge.
- **Website:** Janice Gonzales encouraged everyone to use the website for information, especially forms that are needed for landscaping and architectural requests.

Homeowner Forum: Dick Buss had questions regarding the development on the horse farm across Daniels Park Road, wondering if there was any update. Steve Baska indicated that he didn't think there was but he would check. Brooks said there had been bright light from traffic and cars coming out of the driveway at the property. Mark Brozovich raised the question of whether Forest Park plans to improve the lower part of Forest Park Drive and the sidewalks. Bob Almer stated that the City of Castle Pines is actually responsible for Forest Park Drive and when the top part was being resurfaced, he asked the workers why they weren't doing the whole thing and he was told "it wasn't in the budget".

Adjournment: At 8:03 p.m., Bob Almer moved to adjourn the meeting, Brian Vyce seconded the motion. Approval was unanimous.

Respectfully submitted,

Carla Almer