

STARBUCK AT CASTLE PINES HOMES ASSOCIATION  
**BOARD OF DIRECTORS MEETING**  
**4524 Silver Gate Drive, Downes Residence**  
December 4<sup>th</sup>, 2021 10:00 AM MTN  
**AGENDA**

**Board Members:**

Bob Armstrong, Bill Downes, Paul Ruttkar, Nancy Napolilli, Sue Miller

**By Invitation:**

Tom Wagner, Treasurer

1. **Call to Order** – quorum, notice of meeting.
  2. **Review / Approval:** board minutes from October 14<sup>th</sup>, 2021
  3. **President’s Report**
  4. **Treasurer’s Report**
  5. **Committee Reports**
  6. **New Business**
    - 6.1. 2022 Budget
  7. **Old Business**
    - 7.1. Open Space
    - 7.2. Tree Removal letter
    - 7.3. 2022 Contracts
  8. **Next Board Meeting** - January 12, 2022
  9. **Adjournment**
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