

**Chapparral 480 HOA Board of Directors Meeting**  
**Minutes of the regular meeting held:**  
**Monday, 8 January 2007**  
**Creekside Elementary**

Call to order: 7:15pm

Board members in attendance: Jim Harrington, Terri Lash, Juergen Kuebler, Randy McCurdy, Mary Ann Neumann

1. The Minutes for the December 2006 meeting were approved as written.
2. Treasurer's Report: No notable changes to the Dec 06 financial statements.
  - a. December expenses primarily consisted of those for the sleigh ride. Have accrued for all known expenses. \$80K CD matures in Jun 07.
  - b. 2007 dues statements will be mailed shortly
    - i. Questionnaire to be included with dues statement regarding HOA activities (are they worthwhile endeavors, suggestions for improvement, other activities/improvements like to see, etc.)
    - ii. Look for mini website orientation tutorial in dues statement as well
  - c. \$50K has been allocated to entrance improvements; have asked the Chapparral Metro District to match that amount. Plan is to upgrade/replace/add new entrance signs to the four corners comprising our two entrances. Multiple contractor bids will be evaluated.
3. Chapparral Metro District Report given – see details in separate report
  - a. All homeowners should have received information from the SouthEast Metro Stormwater Authority. Five companies combined to manage stormwater to comply with unfunded federal environmental mandates. Chapparral subdivision runoff contributes to the storm drain problem, hence each homeowner now must pay a fee which will appear on your annual property tax statement (it is not a tax).
4. Communications
  - a. Joni Hibdon has asked to relinquish her role as secretary, newsletter/email coordinator. Terri Lash agreed to pick up the duties for this year.
  - b. The website (chapparral.org) continues to be a source for a wealth of information regarding our community. Sleigh ride pictures are posted.
  - c. There will be a new directory published this year. Look for update form in upcoming dues statement.
  - d. The Jan newsletter has been finalized and will be mailed this week; articles for Feb edition are due Fri, January 12<sup>th</sup>.
  - e. Annual HOA meeting is Mon, 12 Feb at Creekside Elementary.
5. No CenCon report.
6. ACC
  - a. Review of one home expansion request in process.
  - b. Community infractions review has been on hold due to snow and holiday season; will resume in Jan and be conducted similarly to 2006.

- c. Kathy Emmons has expressed an interest in participating on the ACC. Looking for additional volunteers as well.
7. New business
- a. Board member elections will be held at the Annual Meeting on Mon, 12 Feb 07. Two new individuals have expressed interest in joining the Board: Randy Baham and Randy Hice. (Jim Harrington and David Fletcher's current terms are up.) Proxies will be in the Feb newsletter should you be unavailable to attend the Feb meeting.
  - b. Fire Station declared eminent domain on lot in Estancia; approval has been given through the courts. Construction to begin shortly.
  - c. Received unsolicited letter from Parker Finch Professional HOA Management Company regarding the services they could provide. The Board of Directors reviewed and we will continue to manage our community ourselves.
  - d. The Colorado Emergency Operating Center (EOC) headquartered in Centennial, CO conducted and coordinated rescue efforts for the Dec snowstorms using a network of amateur radios (no cell phones).
8. The next HOA meeting will be held Mon, February 12, 2007, at 7 pm at Creekside Elementary School. This will be our annual meeting and voting for new Board of Director members will occur.

The meeting adjourned at 9pm.