

Chapparral 480 Homeowners Association Board of Directors Meeting

Minutes of the regular meeting held:

Monday, 14 January 2008

Creekside Elementary School

Call to order: 7:07 pm

Board members in attendance: Joni Hibdon, Randy McCurdy, Mary Ann Neumann, Bill Andrus, Terri Lash, Dan Stenersen.

Other attendees: Cathy Noon, Phil Bucher, Garry Cornish, Doug McCarthy, Ken Brunk, Graeme Watson

1. The minutes for the December 2007 meeting were approved as written.
2. Treasurer's Report.
 - a. Only one homeowner dues payment remains outstanding – a lien will be assessed.
 - b. The 2007 Financial End of Year statement was approved as submitted. 2007 financial highlights include the following: in the black in the amount of \$4,900; over budget on income due to interest received; slightly over budget with the winter event, directory printing and postage (Town Hall mailings)
 - c. Approval given to renew the expired 3-month CD for another 3-month CD.
 - d. 2008 annual homeowners dues will be increased by 5% to \$49.61 per year. Dues bills will be mailed in February
 - e. 2008 proposed budget presented. Increased 4th of July picnic and Winter Holiday event budgets; broke out legal and ACC expenses; includes one time budget for community document revisions (CC&Rs, rules, etc); notes will be added to earmark funds as appropriate for new entrances and legal fees
 - f. Discussion whether tax returns to need to be filed for CY2007 given our income level; treasurer to discuss with our attorney
 - g. New Senate Bill being introduced; impacts unknown at this time.
3. ACC Update
 - a. Two out-of compliance violations.
 - b. Letter will be included in the Feb newsletter providing guidance regarding PODs, trash bins, recreational equipment based on our current governing documents. Homeowners will continue to be notified when out of compliance with Chapparral covenants.
4. Annual Meeting
 - a. Scheduled for Monday, 11 Feb, 7 pm, Creekside Elementary

- b. Voting for HOA Board members will occur (look for proxy ballot in the February newsletter)
 - c. Three vacancies on Board; four candidates have expressed interest; new board member terms will expire end of 2010.
5. Community Survey.
- a. The HOA Board has decided to conduct a community survey every 3 years; this allows the Board to follow-thru on items from previous survey (s).
6. Chapparal Metro District (CMD)
- a. Closing with ACWWA occurred on 12 December 07; ACWWA took over 1 January 08
 - b. All homeowners should have received their closing bill from CMD in early January; first bill from ACWWA will be mailed early February.
 - c. ACCWA Open House, Thursday, 17 January, 4-7pm.
 - d. Pool House needs upgrades; CMD under contract with designer and builder to renovate it; ECD is 1 April 08
 - e. New management company will become effective for CMD effective 1 February.
 - f. Open memberships at pool are \$550/yr for non-residents
 - g. 2-3 vacancies on CMD Board; nominations due end of February; election by mail-in ballot in May.
7. CenCon –
- a. Charter Committee in full swing with weekly meetings; Public hearing on Thurs, 17 January, 6:15-9:00pm at the City Offices.
 - b. For updated information on the Home Rule Charter Commission, go to Centennialcharter.com.
 - c. Lengthy discussions occurred regarding elected vs appointed City Clerk and Treasurer positions.
8. Communication
- a. Chapparal.org website has been renewed for 2 more years; will evaluate website managers in CY 2009; will add website to front page of monthly newsletter
 - b. Board will vote on newsletter name and banner designs at Mar 08 meeting
 - c. Discussion occurred on eliminating hardcopy newsletter in the future in favor of electronic format only combined with a semi-annual newsletter mailing
 - d. Dues bill will contain information on creating a homeowner website account
9. Covenant/Community Documents Update

- a. 1st draft available week of 28 Jan; meeting of HOA Board shortly thereafter to review; attorney available mid-late Feb for discussion of comments
- b. #1 project HOA Board is addressing

10. Chapparal Entrances

- a. Chapparal Entrance Committee will be meeting in 2 weeks.
- b. Chapparal Entrance Committee will provide status at February Annual Meeting.
- c. Discussion occurred regarding a special assessment for entrance signs versus depleting reserves (reserves are necessary to cover large, unexpected future expenses, such as legal);
- d. \$50,000 currently earmarked in reserves for updating entrances; asked CMD to match (no decision to date).

11. Ideas for seeking more community involvement

- a. Recognition that it is difficult to recruit volunteers, ideas discussed are as follows:
 - i. Board member sponsor a goodwill event during the year.
 - ii. Restart "Welcome Committee".
 - iii. Solicit nominal fee from homeowners to fund community events.
 - iv. Investigate commercial sponsor for 4th of July and Winter Holiday events.
- b. Discussion of "fee for service" to pay for management company if determined to be the right path for the community to take in the future..

12. New business

- a. Traffic calming update –
 - i. Consider hiring off-duty cops to monitor speeding in the neighborhood and issue tickets.
 - ii. The authorities for the Traffic Calming initiative had to decline attending the January Chapparal meeting and are trying to reschedule when both city and county officials can attend at the same time. The relationship between these groups will change during the summer with the establishment of the City of Centennial's Public Works Division and it is unclear on what progress can be made until this change takes effect.

13. Next meeting is Monday, 11 February 2008, at Creekside Elementary School. This is Chapparal's annual meeting. Voting for 2008 Board members will occur at this meeting.

The meeting adjourned at 9:20pm.