

Chapparral 480 Homeowners Association Meeting

Minutes of the Board meeting held:

Monday, 12 January 2009

Creekside Elementary School

1. Call to order: 7:06 pm.

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

Other attendees: Phil Bucher, Cathy Noon, Tom Lash, Jean Worley, Chris Worley, David Hayutin

2. The minutes for the November 2008 meeting were approved with two corrections. Draft 2009 budget was presented. Amended the 2008 budget and amended budget passed.
3. ACWWA – Gary Atkin addressed questions regarding rate increases for Chapparral.

- a. Added Foxfield and Antelope to ACWWA in 2000
- b. ACWWA sends communications to all rate paying base – 2000 customers
- c. Wants feedback/comments
- d. Periodic Open Houses (2x/year) @ E. Caley office between Peoria and Potomac (see mailer or website)
- e. Multiple components to why rate increases so significant in 2008 – easy and difficult answer
 - i. 1 acre foot of renewable (fully consumptive) water from S. Platte costs \$30K
 - ii. Move, treat and distribute water adds another \$20-25K/acre ft
 - iii. Total cost of an acre foot of water is \$50-60K
 - iv. Each home uses ½ acre ft/year
 - v. ACWWA didn't buy any new acre feet in 2008
 - vi. 90% of water is non-renewable
 - vii. Chapparral uses 150-200 acre ft/year
 - viii. Need to secure new water
 1. Part of S Platte composed of 13 districts; negotiating with Aurora and Denver water districts
 2. Building reserves (from service fees and usage) to be able to procure when water supplies are available
 - ix. Current tap fee is ~\$20K
 - x. 12K gallons of water cost \$74 in 08; \$79 in 09
 - xi. Rates on website (www.arapahoewater.org)
- f. \$30M Water treatment plant under construction near Cottonwood
 - i. Estimated completion date is Nov/Dec 09; 9 million gallon capacity
 - ii. Reverse osmosis will be used for water to taps (drinking system)
- g. Irrigation projects underway
 - i. Use alluvial water

- ii. Some subdivisions have 2 sets of pipes (1 for tap, 1 for irrigation)
 - h. Are water rights subsidizing the sewer system? No. 2 separate enterprises within ACWWA
 - i. Red Oak Cost of Service Study factored into 2009 rates – Cathy Noon to get a copy and review
 - j. 4 communities not paying their fair share (Chapparral, Foxfield, Antelope and Elk Horn)
 - k. Radio meters were installed a year ago; most were defective, so new ones to be installed in the next few months; currently using touch wands to read meters
 - i. Question whether we could have “in-home” monitors? Under consideration
 - l. RE: Aquifer Storage and Recovery
 - i. Denver has no wells; only mountain water
 - m. ACWWA building a war chest -- \$272M over 20 years for capital improvement (60% to water; 40% to sewer)
 - n. After water treatment plant and irrigation initiatives, ACWWA has \$10M in reserves.
 - o. Expect Bond Levy in 2011; recently ACWWA upgraded from A-- to A+ by S&P
 - p. ACWWA rate structure is in the higher middle compared to other water districts
 - q. Check Aurora Sentinel and website for public hearing dates
- 4. Communications Update - Terri Lash
 - a. Another directory will be published in April 2009. Forms to update homeowner information will be included in the dues mailing in Feb 09.
 - b. Phil Bucher contacted our web provider and they reduced our rate by \$20/month. The Board agreed to stay with our current web provider.
- 5. Treasurer’s Report – MaryAnn Neumann
 - a. There are 3 outstanding dues payments for 2008. Liens will be filed.
 - b. 2009 budget was approved.
 - c. 2008 end of year statements were approved. 2008 income lower due to falling interest rates; deficit due to document revision expenses; fully invested
 - d. Dues statements will be mailed in early Feb 09; payment due date is end of Feb. Dues are delinquent 1 Mar 09.
- 6. Architectural Review Committee – Phil Bucher
 - a. 1 request approved for new tile roof
 - b. Antenna violation being researched
 - c. More roofing guideline discussions occurred on latest draft; Board to provide final feedback NLT 26 Jan 09. Final guidelines will be reviewed by our attorney.
- 7. Entrance Improvement Committee Update – NTR
- 8. Chapparral Metro District (CMD) – see CMD article in newsletter for details

9. CenCon - see CenCon article in newsletter for details
10. HGTV Update – Cathy Noon
 - a. HGTV is starting a new show about Homeowner Associations.
 - b. Cathy and members of HOA Board to meet with HGTV videographer on Wed, 14 Jan 09
11. Sleigh Ride
 - a. Another success and very balmy weather!
 - b. Thanks to the many volunteers -- approximately 200 people attended.
 - c. Next year's Sleigh Ride is Sun, 6 Dec 09.
12. **Chapparral Annual Meeting is Mon, 9 Feb 09. Look for ballot/proxy ballot in Feb newsletter, pg 8. Drop ballots at the Brunk home at 7215 S. Chapparral Circle East NLT noon, 9 Feb 09.**
13. Next meeting is Monday, 9 February 2009, at Creekside Elementary School, at 7pm.

The meeting adjourned at 9:25 pm.