

Chapparal 480 Homeowners Association Meeting

Minutes of the Board meeting held:

Monday, 8 January 2010

Creekside Elementary School

1. Call to Order: 7:15pm
Board Members: Joan Hibdon, Terri Lash, Cory Bromley, Randy Baham, Bill Andrus.
Other attendees: Ken Brunk, Doug MacCarthy
2. The December 2009 meeting minutes were approved as written.
3. Treasurers Report – NTR; from Dec 09 discussions, there is no proposed dues increase for 2010.
4. Communications Update – Terri Lash
 - a. Newsletter articles are due Sat, 16 Jan, noon.
 - b. Check our community website regularly for items of interest (www.chapparal.org)
 - c. The Board will review previous community survey and report back on what's been accomplished and what's left to do prior to creating new community survey
5. CMD –
 - a. Elections are in May 10 – 2 openings
 - b. Discussion occurred about yellow substance on tennis courts (hazard to players) and court gate lock not working. Terri will follow-up with the CMD.
6. CenCon – NTR
7. ACC – NTR
8. Covenant Rule Enforcement Policy discussion
 - a. Community policy has been redlined; in final review; FAQ sheet drafted for inclusion in March newsletter
9. Entrance Improvement Committee – NTR (update at March meeting)
10. Traffic Calming
 - a. Terri met with Craig Faessler from the City of Centennial in mid-Dec
 - b. City will do the following for our community:
 - i. Add single center line stripes at a handful of blind/sharp curves & add blind/sharp curve signs
 - ii. Post deer crossing signs at strategic locations
 - iii. Add a few additional speed limit signs
 - iv. Provide portable speed check sign, as needed
 - v. City will not provide pedestrian crossings or signs at bus stops unless sight distance doesn't meet requirement
 - c. Terri to coordinate with homeowners who surround targeted striping and signage areas prior to work being accomplished
11. Coyote Awareness & Management
 - a. Please contact Christopher directly, as well as, post on the Centennial website if you have concerns about the coyotes. Facts translate to action.
12. **Annual meeting and Board Election is Monday, Feb. 8.**

- a. Two Board member positions are up for election (R. Baham, B. Andrus).
 - b. Candidate narratives are due NLT Wed, 13 Jan.
 - c. Ballots and proxies will be mailed to homeowners with return envelope week of 18 January. **If using a proxy, remember all proxies must be in writing and filed with the Board Secretary prior to the 8 Feb mtg.** You may return either your ballot or proxy in person at the Feb mtg.
 - d. Terri will check with Jim Noon and Sue Brunk to see if they will count ballots.
13. New Business: Qwest home internet service appears to slow down significantly (25%) at night. Look for an article in March newsletter.

Annual Meeting is Monday, 8 February 2010, at Creekside Elementary School, at 7pm.

The meeting adjourned at 8:16 pm.