

Chapparal 480 Homeowners Association Board of Directors Meeting
Minutes of the regular meeting held:
Monday, 12 February 2007
Creekside Elementary

Call to order: 7:15pm

Board members in attendance: Jim Harrington, Terri Lash, Joni Hibdon, Randy McCurdy, Mary Ann Neumann

1. The minutes for the January 2007 meeting were approved as written.

2. Public Hearing:

Mr. Hayutin presented his case regarding his home expansion project. The Board and other community members listened to his rationale, asked questions and took it under advisement and consideration. The Board met in an executive session and asked that the ACC request final information from Mr. Hayutin no later than Feb 16, 2007. Upon submission of the final and complete package, the ACC will respond in 30 days with the final decision.

3. Treasurer's Report.

- a. Dues bills will be mailed the 2nd week in Feb. The dues bill will be accompanied by a community survey, a tutorial on accessing our chapparal.org website and a directory update form. Please return your payment via US mail or use the drop-box available at Mary Ann Neumann's home.
- b. Balance sheet and profit/loss statement provided. Our business money market account balance is \$11,276; our CD balance is \$82,525; our US Treasury bond balance is \$10,379. We showed a \$94 profit for Jan 07.

4. Chapparal Metro District Report given – see details in separate report.

Highlights are as follows:

- a. IGA agreement has been signed with ACWWA.
- b. Women's showers in pool locker rooms are being redone. Plumbing will also be checked before new drywall put up.
- c. Suggestions made to put trash can by new tennis courts and to service pool grills.

5. Election of New Officers

- a. We received 13 ballots. Since this was not sufficient for votes to be valid, the Board of Directors nominated and approved Randy Baham to fill one of the vacancies; the second vacancy is under consideration and will be filled on 12 March 2007. A slate of new officers was proposed and approved; the officers for the next year are as follows: Juergen Kuebler-President, Joni Hibdon-Vice President, Mary Ann Neumann-Treasurer and Terri Lash-Secretary, Other Directors – Randy McCurdy and Randy Baham.
6. Communication
 - a. Terri Lash has assumed the duties of Secretary, newsletter coordinator & email coordinator. Many thanks to Joni Hibdon for her outstanding service to the Board of Directors and the community during the last year.
 - b. A directory update will occur this year – look for the update form in the dues bill.
 7. CenCon – see details in separate report. Highlights are as follows:
 - a. Arapahoe Parks and Rec Dept has a variety of opportunities available at the Trails Rec Ctr
 - b. Parker Fire District is developing the design for the new fire station at Arapahoe Rd and Euclid St in Estancia.
 - c. City of Centennial has spent ~\$750K on storm related costs; emergency funds are being sought to defray the expenses. Additionally, a task force has been formed to examine how the city responds to future severe weather events.
 8. Architectural Control
 - a. Phil Bucher resurrected his design for the new entrances to Chapparral and submitted to the Board of Directors for consideration. The HOA has allocated \$50K for the project and has asked the Metro District for a matching amount. A brief discussion followed on the timing of this project. Concerns still exist about updating the entrances before Arapahoe Rd is widened. More discussions to follow at upcoming HOA meetings.
 - b. Our lawyer recommended we update our CC&Rs; they are over 20 years old and updates are appropriate in light of city and state regulation changes.
 9. The next HOA meeting will be held Mon, March 12, 2007, at Creekside Elementary at 7pm.

The meeting adjourned at 9:30pm.