

Chapparal 480 Homeowners Association Annual Meeting

Minutes of the annual meeting held:

Monday, 11 February 2008

Creekside Elementary School

Call to order: 7:08 pm. The HOA Board President outlined the rules for conduct of the annual meeting in order to ensure a smooth and efficient meeting. Joni reminded the attendees that we contract with the school from 7-9pm only.

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

Other attendees: Jim & Cathy Noon, Phil Bucher, Doug McCarthy, Ken & Sue Brunk, Ken Auser, Christopher & Jean Worley, Clenn Calfee, Lou Hurtado, Marc Nankey, Layne Lauer, Jim Harrington, Jim Neumann, Sev Barnett

1. The minutes for the January 2008 meeting were approved with corrections as follows: a community survey will be reaccomplished as needed, not on a fixed 3-year basis.
 - a. Discussions occurred regarding (1) investigating a management company to assist the HOA Board w/ACC enforcement, newsletter, directory, R&R enforcement, etc and (2) fee for service vice depleting reserves.
2. Election of New Officers
 - a. Sue Brunk tabulated the proxies and presented the vote results
 - b. The candidates expressed their reasons for running for reelection (“neighborhood/community” approach, updating the covenants, addressing survey results); only 3 of 4 candidates were present at the meeting
 - c. MaryAnn Neumann, Joni Hibdon & Dan Stenersen were reelected; 65 votes were cast. The officer slate was presented & approved as it was in CY 2007 (Joni as President, Randy M as VP, MaryAnn as Treasurer and Terri as Secretary)
3. Chapparal Sharks Swim Team
 - a. President Marc Nankey indicated there will be movie nights, fun meets and family-oriented activities this year. Kids can join to improve their swim skills as well.
 - b. Look for the article in the March newsletter. It contains swim meet and stroke clinic dates. Practices are MWF mornings; T/Th afternoons with meets on Sat mornings.
 - c. The Chapparal swim team is in the “A” division (last year they were 3rd of 6 teams). ~150 kids participated last year. Kids are eligible in they are between 6 & 18 y/o.

4. Treasurer's Report.

- a. Only one homeowner dues payment remains outstanding – a lien will be assessed.
- b. Dues notices will be sent out this month; 2008 annual homeowners dues will be increased by 5% to \$49.61 per year. Dues payments must be received by 29 Feb 08.
- c. Website, newsletter and sign service bills were paid
- d. Winter Holiday budget increased to \$2500; reserve line item created for entrance improvements; no legal reserve account established
 - (i) Another discussion occurred regarding the earmarking of \$50K for entrance improvements, Board authority vs community vote, use of reserves vs special assessment. Note: This issue was the number one item in the 2007 community survey and has been a community topic for 7 years and multiple budget cycles.
- e. The 2008 budget was approved (1 abstention).
- f. No action on the reinvestment of the CD; still in the money market brokerage account. Expect action this month.

5. ACC Update

- a. The ACC will now become the Architectural Review Committee (ARC)
- b. One application for reroofing was received and approved.
- c. Two out of compliance violations were reported.
- d. A separate meeting/town forum will be held to discuss covenant status and ACC issues
- e. REMINDER to pump your septic tank regularly (every 3-5 years). Phil is exploring whether a septic company may be willing to offer a community rate and/or sponsor our directory.

6. Chapparral Metro District (CMD).

- a. ACCWA
 - a. Open House, Tuesday, 19 February, 12-7pm.
 - b. Red Oak hired to do rate study for entire residential customer base.
 - c. Your \$34/month water base rate includes 2K gallons of water.
- b. New management company for CMD effective 1 February. Changed companies due to exorbitant fess charged by previous company.
- c. 2-3 vacancies on CMD Board; nominations due end of February; election by mail-in ballot in May provided there are more candidates than vacancies (otherwise if equal to or less than, will be appointed to the CMD).
- d. CMD is a govt entity – they are responsible for the mill levy, filings with local governments, paying bills including bond payments, etc.
- e. Pool House renovation underway; ECD is end of Apr 08

7. CenCon –

- a. The City is purchasing the land & building fully furnished (Westaire Credit Union) plus 15 acres, 11 of which will be open space for the City Offices. Current lease is up end of CY08; expect move to occur in Fall 08.
- b. For updated information on the Home Rule Charter Commission, go to Centennialcharter.com. The charter will go to the City Council in Mar; election on 10 Jun. A newsletter will be sent to HOAs in March.
- c. Neighborhood resource guide in work.
- d. Rewriting land use code and zoning
- e. Fire Station Update: completed eminent domain proceedings; Parker FPD determining whether to accept court price.
- f. Traffic 101 workshop upcoming

8. Entrance Improvements

- a. Committee formed (7 people) & meeting
- b. Project consists of signs, landscaping, irrigation, electrical and walls – goal is to ensure entrances reflect quality of homes in our neighborhood
- c. Uncertainty with Arapahoe Rd widening. Latest county data indicates elevations are not to change; turn lanes will be provided
- d. No timeframe yet for construction; potential joint bond election in 2009/2010 with City of Centennial & Arapahoe County
- e. Committee asked to solicit “free estimates” from potential landscapers who are provided the specifications including potential budget

9. Communication

- a. Board will vote on newsletter name and banner designs at Mar 08 meeting
- b. Look for articles of interest on the website homepage.
- c. ACWWAs business and emergency phone numbers are now listed in the newsletter.
- d. Terri to contact Juergen to find out POC for website to troubleshoot mass email problems.

10. Management Company Update

- a. Phil Bucher contact several management companies to get quotes for services
- b. HOA Board investigating in light of community volunteerism declining and or members resigning on occasion. Investigating only; providing potential back up, “what if” scenario. No decisions to date – data gathering only.

11. Covenant/Community Documents Update

- a. 1st draft is available for review; meeting of HOA Board on 25 Feb to discuss comments; attorney available mid-late Feb for discussion of HOA comments

12. No new business.

13. Next meeting is Monday, 10 March 2008, at Creekside Elementary School. This is Chapparral's annual meeting. Voting for 2008 Board members will occur at this

The meeting adjourned at 9:28pm.