

Chapparral 480 Homeowners Association Meeting

Minutes of the Annual meeting held:

Monday, 9 February 2009

Creekside Elementary School

1. Call to order: 7:04 pm. Welcome given to all homeowners by our President who then asked each visitor to provide a brief introduction.

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

Other attendees: Doug MacCarthy, Christopher Worley, Cory Bromley, Judy Suss, Kathlyne Monis, Jim Harrington, James Hawley, Jean Worley, Ana Worley, Phil Bucher, Jim Neumann, Cathy Noon, Jim Noon, Sue Brunk, David Hayutin, Jeff Sanderson

2. Candidates running for Board positions provided information on why they were interested in serving on the Board; details can be found in a separate newsletter article.
3. The minutes for the January 2009 meeting were approved with one correction. Annual dues payments are delinquent as of 31 March 2009.
 4. Communications Update - Terri Lash
 - a. Another directory will be published in April 2009. The website logon procedures will be added to the directory.
 - b. Go to www.chapparral.org to view articles of interest between newsletters
 5. Treasurer's Report – MaryAnn Neumann
 - a. There are 3 outstanding dues payments for 2008. Filing of liens is in process
 - b. Postage increase coming in May 09, so budget likely to be adjusted.
 - c. Dues statements will be mailed in Feb 09; payment due date is end of Feb. Dues are delinquent 31 Mar 09.
 - d. Financial statements were approved as submitted.
 6. Architectural Review Committee – Phil Bucher
 - a. No applications for home improvement projects.
 - b. No new out of compliance letters; 1 review pending on antennas
 - c. Roofing Guidelines were approved (6 approved, 1 opposed); they are posted on our website and will be a separate article in the March newsletter. Many thanks to all who provided comments to these guidelines – this has been a topic without any resolution until now for the past 5 years.
 7. Chapparral Metro District (CMD) – Jim Neumann
 - a. The old pool heater has been replaced for about \$28,000, but we should see savings on our utilities bills this summer.

- b. We are looking at expanding the shade space around the pool with shade sails. The color and shape will be coordinated with the HOA.
 - c. ACWWA Open House, Tues, 17 Feb, 3-7pm
- 8. CenCon - Cathy Noon (see CenCon article in newsletter for details)
 - a. South Suburban Parks & Rec Family Sports (SSPR.org) is having 50 cent Fridays; check website for details
 - b. Design firm selected for open space plan around new City of Centennial building
 - c. If you own a business in Centennial, you must collect sales tax for the city and have a business license
 - d. Next City of Centennial newsletter to be mailed in Mar/Apr
 - e. New Coyote Management Plan on City website (and our community website)
 - f. "Shop local" program
 - g. New bus benches and newspaper box regulations; contact City planning department
 - h. Land Development Code Rewrite underway; task force meets monthly; public workshops 4-6 March
- 9. New Business
 - a. Coyotes
 - i. Report coyote incidents to the City directly per the reporting procedures.
 - ii Coyote incident reporting procedures will be added to the newsletter
 - b. Sign up on the City of Centennial website for City of Centennial meeting announcements
 - c. Many thanks to Randy McCurdy for his service to the HOA Board during the past 3 years, specifically his efforts on traffic calming, 4th of July picnic, coyote problems and the 2007 community survey.
- 10. Election results
 - a. Christopher Worley (#1); Cory Bromley (#2), Terri Lash (#3); David Hayutin (#4). Congratulations to our newest Board members, Christopher and Cory.
 - b. Dan Stenersen resigned on the spot to allow Terri Lash to continue in her role as Board Member and Secretary. Board approved the motion unanimously. Many thanks to Dan for his years of service to the Board, specifically as a director and for his thoughtful inputs on the roofing guidelines.
 - c. Many thanks to Sue Brunk and Jim Noon for collecting and tallying ballots.
 - d. Two Board seats will be up for election again next year.
- 11. Next meeting is Monday, 9 March 2009, at Creekside Elementary School, at 7pm.

The meeting adjourned at 8:15 pm.