

## Chapparral 480 Homeowners Association Meeting

Minutes of the Annual meeting held:

Monday, 8 February 2010

Creekside Elementary School

1. Call to Order: 7:06pm. In attendance were the following Board Members: Joni Hibdon, Terri Lash, Cory Bromley, MaryAnn Neumann, Christopher Worley.  
Other attendees: Ken Brunk, Jim Noon, LuAnn Tinkey, Monica Baham, Gerald Weaver, Glenn Calfee, Jean Worley, Anamaria Worley, Phil Bucher, David Hayutin, James Neumann, Kel Muckleroy
2. Ms Hibdon conducted a review of our Conduct of Meetings Policy. It was noted that the Board meetings tend to be less formal than the policy states.
3. Board of Directors' Election. Each candidate (or candidate representative) was asked to state why they were interested in a position on the Board. Then Jim Noon and Ken Brunk, our Election Officials, left to count the ballots and proxies and verify the affidavits.
4. The January 2010 meeting minutes were approved as written.
5. Communications Update – Terri Lash
  - a. Newsletter articles are due Saturday, February 13.
  - b. Check our community website regularly for items of interest between newsletter publications ([www.chapparral.org](http://www.chapparral.org))
  - c. If sending the secretary a Microsoft Word document, be sure to save it as a 2003 word file (don't send as a 2007 Word file – not able to cut/copy-&-paste)
6. Treasurer's Report – MaryAnn Neumann
  - a. Only two 2009 dues payments outstanding (1 of those is also delinquent on 2008 dues)
  - b. 1 foreclosure sold; 1 new foreclosure; 3 status letters this month.
  - c. December 2009 financials were reviewed and approved as submitted.
  - d. CY10 budget –
    - i. No dues increase in 2010 (same as CY09)
    - ii. Budget considerations -- electronic monthly newsletter and 2<sup>nd</sup> trash roll-off
    - iii. CY10 budget is a “balanced” budget – expenses not to exceed income
    - iv. CY10 budget approved as submitted
  - e. 2010 dues mailings
    - i. Will include a form for the community directory update as well as a place to indicate if homeowners' would like to receive the monthly newsletter by email or hardcopy
    - ii. Payments are due 28 Feb 10 (delinquent 31 Mar 10)
7. 2010 Community Survey – soliciting inputs; to be discussed at the March meeting
8. Architectural Control Committee (ACC) – Phil Bucher
  - a. Approved 3 requests (trim paint; garage addition; iron gates in existing fence)
  - b. ACC activity 7/2007 through 12/2009: 80 approvals, 20 projects without approval; 1 rejection; 3 after-the-fact projects.
  - c. **Please be sure to contact the ACC before commencing any exterior home or landscaping projects.**

9. Covenant Rule Enforcement Policy –Clarification language change was agreed to and being drafted in Word document; Furthh review will be discussed at the March Board meeting

10. Chapparral Metro District – Gerald Weaver

- a. Elections are in May 10 – two positions are open (incumbents Jim Neumann and Doyle Tinkey are considering running again)
- b. CMD is welcoming any feedback you may have on the Christmas 2009 entrance lights.
- c. The requested “evening” CMD meeting is slated for 7pm, Tues, 13 April – location TBD.

11. CenCon – NTR

12. New Business:

- a. No motorized vehicles on the land/easement bordering Foxfield – the strips of land are private property and are part of the Chapparral residential lots that run all the way to the Foxfield fence line.
- b. Traffic calming measures (center stripe lines on several community sharp curves plus deer crossing signs) are being looked at in coordination with residents whose homes are adjacent or contiguous to any proposed measures.
- c. Note: Residents have observed deer are quite tame – please be cautious.

13. Election Results:

The Election Volunteer Counters left the HOA meeting and began tallying and verifying the ballots; they returned to the HOA meeting after partially completing the count. At that time, they raised concerns to the HOA Board about potential ballot irregularities & expressed a desire to meet with our attorney on these concerns. The Board requested some more information, but the Election Volunteer Counters were hesitant to give details until they had a chance to seek legal counsel. Director Christopher Worley made a motion that was seconded to have the Election Counters complete the counting and provide the results to the Board, and if they had concerns they should clearly state them for the Board to consider in determining to accept the election results or not; after discussion the HOA Board disapproved the motion 3-2. Subsequently, Director Terri Lash made a motion that was seconded to allow the Election Counters one week to confer with counsel regarding the “irregularities” and to complete their counting; after discussion, the HOA Board approved the motion 4-1.

14. Next HOA Board meeting is Monday, 8 March 2010, 7pm at Creekside Elementary.

The meeting adjourned at 8:45 pm.