

**Chapparral 480 Homeowners Association
Board of Directors Meeting
Amended Minutes (4.10.06)**

**Minutes of the regular meeting held:
Monday March 13, 2006
Fox Hollow Elementary**

Call to Order

Jim Harrington called the meeting to order at 7:11pm.

BOD Members in Attendance:

Jim Harrington, MaryAnn Neumann, Randy McCurdy, Joni Hibdon, David Fletcher

Current Business

- I. The minutes for the February 2006 meeting were approved.
- II. The election of officers and slate of roles of officers was approved.
- III. The Treasurer's report was approved as presented.
- IV. The Chapparral Metro District Report was provided.
 - a. Signage and landscaping for the entrances to the community were discussed. Should the community consider changes? No decisions were made, but discussions and evaluations of such changes will be conducted by various HOA and Metro District members.
 - b. The tennis court lot remains on the market. No offers have been extended.
 - c. The water report included details regarding new well drilling and normal well maintenance. It was also reported that the residents of Chapparral will be notified of a rate increase after the April billing cycle has occurred.
 - d. Two Metro Board positions are open for election – candidates for the positions are Doyle Tinkey, Jim Neumann, Garry Cornish and Terri Lash. These candidates will be included in the mail-in ballot. Ballots will be sent out between April 7 and April 17th. Election Date is May 2nd.
- V. An update was provided regarding community communications.
 - a. Community Publishers will continue to support the monthly newsletter. The HOA is aware that the newsletter is arriving to residents late. The timing of things such as article submission and bulk mail delivery is under consideration.
 - b. The HOA Board is supportive of an HOA and Chapparral Community website. Stay tuned for further details.
- VI. The GenCon report was not available at the meeting.
- VII. An update was provided regarding Chapparral's ACC committee.
 - a. Dennis Hibdon has requested that residents of the Chapparral Community submit home improvement requests via an agreed upon format to his email address.
 - b. A discussion was held regarding procedures that are being proposed to handle community complaints.

- c. Roofing materials were discussed and the Board establish and communicate guidelines to the community in April.
- VIII. New Business:
- a. The new Chapparal signs need to be raised up in height at each entrance point. David Fletcher and Terri Lash have volunteered to get a quote to have this job completed. The HOA Board has approved an initial \$500 to complete the work.
- IX. The next meeting will be held at Fox Hollow Elementary School, located 6363 S. Waco Street (in the Farm), on Monday, April 10, 2006.

Upon a motion, the meeting was adjourned at 8:55pm.