

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

Call to order: 7:09pm

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

1. The minutes for the February 2007 meeting were approved with minor modifications. Regarding the public hearing held in Feb, Dr. Hayutin was appealing the ACC's decision regarding his home expansion project to the HOA Board of Directors.
2. Treasurer's Report.
  - a. 2006 and 2007 profit and loss statements were provided. The final profit and loss statement for 2006 was approved.
  - b. Social activities for 2007 have been planned and budgeted.
  - c. There are still about 40 dues payments outstanding. Homeowners will need to send in their dues as soon as possible. Delinquent notices will be sent out the end of March.
  - d. The results of the survey enclosed with the dues statement are being compiled; responses should be available in April
  - e. Need to update signatories at bank with new Board members.
  - f. 2007 budget was approved by the Board as submitted.
  - g. Exploring trash bin for spring cleanup and associated cost. Will be discussed in more detail at the April Board meeting.
  - h. CENCON bill will be due in April.
3. Communication
  - a. Letter sent by the HOA supporting the Foxfield Open Space Grant
  - b. Chapparral HOA Board of Directors updates sent to the City of Centennial
  - c. Secretary will verify addresses with Community Publishers to ensure all homeowners receive the monthly newsletter
  - d. The 2007 HOA Directory is in work.
4. Chapparral Metro District Report was given – see details in separate report. Highlights are as follows:
  - a. The Metro District signed an Intergovernmental Agreement (IGA) with ACWWA; community approval is required by registered voters in a Nov 07 mail-in ballot election. An information pamphlet will be mailed to all residences by the end of March; associated pertinent information will also

be placed on our website (chapparral.org). The HOA Board of Directors plans to discuss this topic at 2-3 upcoming meetings (look for dates in upcoming newsletters).

- b. Community delinquents are still defacing our water tanks. Offenders will be prosecuted to the full extent of the law; families will lose pool & tennis court privileges.
5. CenCon – see details in separate report. Highlights are as follows:
- a. The Sheriff has instituted a program called “A Child is Missing.” Homeowners will receive a blast phone call. It is a federally funded program.
  - b. City is working on synchronizing the new traffic lights at Lewiston and Arapahoe Rd (currently causing major traffic backups).
  - c. Arapahoe Park & Rec is offering a “buy a 20-punch card and get 5 free.”
  - d. New fire station design has been given to Estancia for review. There is no community room; construction to start late Spring/early Summer.
  - e. State of the City Luncheon is 19 Apr
  - f. New Animal Control Ordinance takes effect 1 Apr 07. Log on to City of Centennial website for further information.
  - g. A draft ordinance has been prepared for signs in public right of ways.
  - h. A task force has been established to address ice and snow removal.
  - i. A new middle school is planned next to Cherokee Trail school
  - j. Residential housing associated with the Cornerstone Development (Parker and Arapahoe) is likely to be completed before the commercial development.
6. Architectural Control
- a. The ACC received 2 inquiries within the last month for home projects.
  - b. Please remember to submit plans for home improvement projects PRIOR to starting any project (this applies to but is not limited to decks, home expansion, landscaping, roof, siding, etc).
  - c. The Chapparral HOA lawyers have advised the Board to review and update our CC&Rs to incorporate changes that have arisen due to the establishment of the City of Centennial, the various Senate Bills and the phase of our community (not a new development anymore).
  - d. Todd Travis expressed interest in helping the ACC.
7. New Business
- a. The Board has approved Dr. and Mrs. Hayutin’s home expansion project. Written approval will be sent on Tues, 13 Mar 07. This approval applies only to the house expansion; the pool project will require a separate submittal of plans to the ACC for approval. Compliance with City of Centennial Building Codes is expected.
  - b. A few suggestions were made regarding review and disposition of home improvement plans:
    - i. Timeliness of approval/disapproval decision needs to improve

- ii. Need to ensure consistency across decisions
  - iii. Chapparal's CC&Rs need to be updated
  - iv. A request was made for both homeowners and Board/ACC members to conduct any conversations in a professional manner.
  - v. Need to recap Senate Bill 100/89 decisions in an upcoming newsletter.
- c. An inquiry was made regarding a garage addition with proposed construction during Summer 07. The homeowner wanted to ensure his design complies with our CC&Rs and will review past ACC decisions before submitting his plan.
- d. Juergen Kuebler resigned his position as President of the Chapparal HOA Board. Therefore, we are in need of filling two spots on the HOA Board – if you are interested in serving a two-year commitment as a director on the Board, please contact one of the Board members to express your interest and plan on attending the April 9, 2007, Chapparal HOA meeting. Many thanks to Juergen for his contributions to the community, especially the establishment and maintenance of the Chapparal website.
8. The next HOA meeting will be held Mon, April 9, 2007, at Creekside Elementary at 7pm.

The meeting adjourned at 9:00pm.