

Chapparral 480 Homeowners Association Meeting

Minutes of the Board meeting held:

Monday, 10 March 2008

Creekside Elementary School

Call to order: 7:04 pm.

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

Other attendees: Cathy Noon, Phil Bucher, Doug McCarthy, Christopher Worley, Jean Worley, Jim Harrington, Jim Neumann, Wayne Lauer, Cory Bromley, Ken Auser

1. The minutes for the February 2008 meeting were approved as written.
2. New business
 - a. Cory Bromley expressed concerns over the Board's decision to investigate management companies in light of dwindling volunteerism. He believes the Board functions should stay within the community and it is an inappropriate use of funds or time to explore options. The Board reaffirmed their preference to use community volunteers but also recognized the future may necessitate alternatives.
3. Treasurer's Report.
 - a. Dues payments have been steady; 147 collected thru the end of Feb (202 as of 3/10)
 - b. Legal expenses for document review were paid (note: document review began in Sep 07 and we have incurred \$2800 to date for phone calls, email, document revisions)
 - c. Financial statements were approved as submitted.
4. ARC Update
 - a. We were unable to solicit sponsorship from a septic company for our community directory.
 - b. One application for a bedroom over the garage was approved by the Board.
 - c. A 3rd letter with a fine will be sent to the homeowner with a car stored under a tarp in the driveway.
 - d. Dumpster approval was granted until 1 May to accommodate basement remodeling.
 - e. Process note: The ARC makes recommendations to the Board of Directors regarding applications; the Board makes the final decision due to liability coverage issues.
5. Chapparral Metro District (CMD).

- a. ACCWA transition has gone smoothly.
- b. The pool house renovation is on track for an Apr 08 completion.
- c. Entrance area easements documentation will be sent to the CMD attorney shortly for County recording.
- d. There are 4 candidates for the 3 CMD positions; mail-in ballots will arrive in late Apr/early May. See separate article for candidate information. Need to register to vote NLT 30 days before the election if you have not already done so.

6. CenCon –

- a. Annual fee of \$30 is due; updated contact information will also be provided.
- b. Home Rule Charter Commission
 - (1) Centennialcharter.com.
 - (2) The 27-page charter was sent to the City Council; election will be held on 10 Jun.
 - (3) A mailing discussing the Charter was sent in late Feb to all city residents. Contact Cathy Noon if you didn't receive a copy.
 - (4) There will be 4 meetings in May to address public Q&A regarding the new charter. 6 May session will be held at Smoky Hill HS.
 - (5) A campaign committee has been formed (homerule2008.com)
- c. The FAA has completed Part I of the noise compatibility study for Centennial Airport; go to centennialairport.com to provide comments.
- d. On 16 April, there will be a Site Plan Review meeting at the City Offices, 7-9pm.
- e. Need to register to vote by the 1st week in May if want to vote on the Home Rule Charter. This, too, will be a mail-in ballot.

7. Entrance Improvements

- 7. Committee met 2 weeks ago
- 8. CMD is almost complete with easement process
- 9. 2 committee members met with Arapahoe County & Centennial Public Works personnel regarding elevations and road widening
 - 1. alignments are ok (ie, current location of signs will not be affected by road widening; HOWEVER,
 - 2. elevations are not ok, ie, the road widening project will smooth out entrance contours for better visibility and all 4 sides will be flattened (west entrance 4 feet lower; east entrance 2 feet lower)
 - 3. Road widening likely to occur in the 2012-2015 timeframe
- 10. RESULT: There will be no new entrances until the road widening is completed; however, several less expensive

alternatives are being considered to include free estimates from landscaping contractors, as appropriate. At a minimum, Lou Hurtado will be repainting both signs in the Spring to include a mountain scene on the East entrance sign similar to the West entrance sign.

11. This effort has been an excellent example of the benefits of a committee and rational, responsible thinking.

8. Communication

- a. The Board voted to change the newsletter name to “The Chapparral Sage” and to replace the banner with a picture of our entrance signs. Thanks to Andrean Andrus for the winning name and Mary Ann Neumann for the artwork suggestion.
- b. Chris Worley and Phil Bucher to work with Terri to troubleshoot the website (mass emails, spam filters, etc)
- c. Apr 08 newsletter articles are due Sun, 16 March.
- d. The 2008 Community Directory will go to print in mid-April, so get your updates in ASAP (directory form accompanied dues letter). The HOA must receive written authorization (by law) from homeowners in order to put information in the community directory. Also, we are budgeting to publish a directory annually; in the past they have been published every 2 years.
- e. CMD Board candidates were offered the opportunity to submit a paragraph on why they’re running for positions on the CMD Board; articles to be included in the Apr newsletter.

9. Covenant Update

- a. It appears our attorneys applied a townhouse/condo boilerplate to the first draft of our community document updates (vs a single residence template), so lots of redlines & time consuming to review.
- b. Second meeting will be held on 31 March; location TBD.
- c. To redline our existing community documents (vice a complete rewrite) would incur additional cost (TBD whether this approach may be necessary)

10. New Business (continued)

- a. 4th of July Parade volunteers needed – look for articles in the May & Jun newsletters
- b. A question was raised about Rx in our water after news reports for the State of Colorado, but the testing is not required and would need to be an ACWWA action item.

11. Next meeting is Monday, 14 April 2008, at Creekside Elementary School.

The meeting adjourned at 8:45pm.