

## **Chapparral 480 Homeowners Association Meeting**

Minutes of the Board meeting held:

Monday, 9 March 2009

Creekside Elementary School

1. Call to order: 7:07 pm.

Board members in attendance: Joni Hibdon, Mary Ann Neumann, Bill Andrus, Terri Lash, Randy Baham, Christopher Worley, Cory Bromley

Other attendees: Jean Worley, Phil Bucher, Cathy Noon, Ken & Sue Brunk

2. The minutes for the February 2009 meeting were approved as written.
3. Treasurer's Report – Mary Ann Neumann
  - a. As of 9 March, 195/260 dues paid; Chapparral dues must be paid by 31 March; they are delinquent thereafter.
  - b. Most financial activity has occurred in the legal and treasurer's areas (document review and dues notice mailing). Likely to see an increase in the cost of the community directory due to extra content.
  - c. Financial statements approved as submitted.
4. Board of Director Officer Elections
  - a. President: Joni Hibdon
  - b. Vice President: Christopher Worley
  - c. Treasurer: Mary Ann Neumann
  - d. Secretary: Terri Lash
  - e. Bill Andrus, Randy Baham, Cory Bromley : Directors

NOTE: Notebooks for each HOA director will be assembled containing pertinent HOA information and be available at monthly meetings for reference
5. Communications Update - Terri Lash
  - a. Another directory will be published in April 2009. The website logon procedures will be added to the directory as well as a street address cross reference.
  - b. Go to [www.chapparral.org](http://www.chapparral.org) to view articles of interest between newsletters
6. Architectural Review Committee – Phil Bucher
  - a. 3 project requests received (landscaping, window replacement, shed)
  - b. An out of compliance letter was sent for large trailer on property
  - c. RE: Home antennas
    - Mary Ann to research HOA records to look for previous approval letters
    - Request HAM radio operator attend future meeting to refresh the Board on previous antenna agreement and what's changed
  - d. Approved color selection (sandstone) for pool shade sails
  - e. We also discussed requiring complaints by owners or residents be in writing as found in the "RESOLUTION OF THE CHAPPARRAL 480

HOMEOWNERS' ASSOCIATION REGARDING POLICIES AND PROCEDURES FOR COVENANT AND RULE ENFORCEMENT" adopted on January 1st, 2006.

- f. Chapparral Metro District (CMD) – NTR
- 8. CenCon - Cathy Noon (see CenCon article in newsletter for details)
  - a. Cathy Noon running for Mayor of Centennial
  - b. City updating animal control licensing ordinance
  - c. Arapahoe Fire Station construction in Estancia likely in 2011-2013 timeframe
  - d. Arapahoe Citizen's Academy on 9 April
  - e. Arapahoe County Ridealong program
  - f. State of the City Address, 22 April, 12-1330
- 9. Entrance Improvement Committee Update - NTR
- 10. Coyote Awareness and Management
  - a. Education and awareness forum held on 3 March re: coyote traits, environment, hazing methods
  - b. As a Board and community, we need to be more aggressive in dealing with the coyotes and educating the community – active hazing; possibly identify & track coyotes using paintball markings and/or destroy dens
  - c. Christopher Worley to chair the community Coyote Committee to determine best approaches for our community – look for “Coyote Corner” in the newsletter. Contact Christopher if interested in participating on the committee.
  - d. TIPS: cover garbage cans, don't feed pets outside and keep area below bird feeders clean!!
- 11. Community Activities
  - a. Community Garage Sale: 8-9 May (Mother's Day weekend – “Treat Mom to a clean garage!” Look for article in newsletter by Judy Chambers
  - b. Considering a community clean up day (yard items, possibly hazardous materials, Habitat for Humanity furniture donations)
- 12. New Business
  - a. Code Enforcement – Call the City for continued violations and inform violator of additional actions likely to be taken
  - b. Terri Lash volunteered to be Traffic Calming POC; will contact Randy McCurdy for info
  - c. Mary Ann Neumann is the POC for foreclosure activity.
- 13. Next meeting is Monday, 13 April 2009, at Creekside Elementary School, at 7pm.

The meeting adjourned at 9:15 pm.