

**Chapparal 480 Homeowners Association
Board of Directors Meeting**

**Minutes of the regular meeting held:
Monday April 10, 2006
Fox Hollow Elementary**

Call to Order

Jim Harrington called the meeting to order at 7:14pm.

BOD Members in Attendance:

Jim Harrington, David Fletcher, MaryAnn Neumann, Joni Hibdon, Terri Lash

Current Business

- I. The minutes for the March 2006 meeting were approved, as amended.
- II. The Treasurer's report was approved as presented.
 - a. Reminder letters for 2006 Homeowner dues are being sent out.
 - b. Current investments discussed. The Board approved making changes to support investment decisions.
- III. The Chapparal Metro District Report was provided by Lou Hurtado.
 - a. Information was shared regarding water usage and residents are being asked to conserve water. Rates are increasing effective April 15, 2006.
 - b. Updates regarding the new well drilling and well maintenance were provided.
 - c. The tennis court lot remains on the market. No offers have been extended.
 - d. Details regarding the Chapparal pool maintenance for the upcoming summer season were provided.
- IV. The CenCon Update was provided by Cathy Noon.
 - a. New developments are being annexed west of Parker Road and south of Tagawa Gardens. There is another development under consideration and on the southwest corner of the intersection of Parker and Arapahoe.
 - b. Changes are being proposed to SB100.
 - c. Ward III meeting announced and will be held on April 19th.
- V. An update was provided regarding community communications.
 - a. Content of the monthly newsletter is satisfactory.
 - b. Concerns regarding the timing of the bulk mailing discussed.
- VI. An update was provided regarding Chapparal's ACC committee.
 - a. Communications regarding the community guidelines for roofing materials to be shared in the upcoming Newsletter.
 - b. A Management Company is being considered for the Chapparal community.
- VII. New Business:
 - a. The 2006 Chapparal Community Directory will be published in the near future.
 - b. Time to start planning for the 4th of July festivities.
 - c. A joint meeting of the Metro District and the Chapparal HOA will be scheduled in the next few months.
- VIII. The next meeting will be held at Fox Hollow Elementary School, located 6363 S. Waco Street (in the Farm), on Monday, May 8th at 7pm.

Upon a motion, the meeting was adjourned at 9:00pm.