

Chapparal 480 Homeowners Association Meeting

Minutes of the Board meeting held:

Monday, 14 April 2008

Creekside Elementary School

Call to order: 7:08 pm.

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

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

1. The minutes for the March 2008 meeting were approved as written.
2. Treasurer's Report.
 - a. 18 dues payments outstanding as of 31 March; as of 14 April, only 8 payments outstanding; additionally 1 from CY 06 & 07. Penalty letters will be sent in early May; non-payment of dues may culminate in the filing of a property lien.
 - b. Moved funds out of our brokerage account in savings to get a better rate (3.11%). MaryAnn to check on the penalty for early withdrawal.
 - c. Legal retainer fee is up for renewal.
 - d. Financial statements were approved as submitted.
3. ARC Update
 - a. The 2008 directory will be in homeowner mailboxes by the 18 April. We saved \$250 on printing due to a special at Office Depot. 253 homeowners are listed in the directory; 6 homeowners chose not to be listed.
 - b. Re: roofing materials
 - i. The Board will publish guidance; any allowed materials must accommodate the light weight trusses built for wood shakes. Phil to contact Feller & Peth for roofing information.
 - c. 3 homeowner requests submitted and all were approved (landscape, patio resurface, window replacement)
 - d. 2 homeowner violations –notifications will be sent
 - e. A discussion occurred re: ATVs on other's property, mosquitos in standing community water and the treatment thereof.
4. Chapparal Metro District (CMD).
 - a. Ballots for the upcoming election will be mailed the week of 14 April. They are due no later than 7pm on 6 May (they must be received by that date, not just postmarked). If you haven't received your ballot,

call CRS or a CMD Board member. New board members take office on 8 May at 1pm.

- b. The pool house renovation will be complete on 25 April. New gas grills are also being installed.
- c. Pool Open House and Ice Cream Social on Thurs, 22 May, 7-8 pm. Come check out the renovations!
- d. Entrance area easements documentation will be notarized and then filed.
- e. If you have water pressure problems, call ACWWA.

5. CenCon –

- a. Annual fee paid.
- b. New Public Works contract effective 1 July 08; there will be a 24-hr response center.
- c. Multiple summer events are being planned, so check the City website & the CenCon article for more details.
- d. Home Rule Charter election is Tues, 10 Jun. Mail-in ballots must be received by that date (not just postmarked). Ballots will be mailed the middle to the end of May.
- e. On 16 April, there will be a Site Plan Review meeting at the City Offices, 7-9pm.
- f. South Metro and Parker Fire are likely to combine into a Fire District Authority for 2 years, then a vote on the merger will take place.
- g. The tennis court lot has an offer; due diligence is being conducted by mid-May.
- h. CenCon to date has been apolitical on ballot issues (question was asked in regard to whether CenCon had a position on home rule)
- i. 4 meetings in May on the Home Rule Charter (see CenCon article)
(1) The City of Centennial Council supports approval of the Home Rule Charter

6. Communication

- a. May 08 newsletter articles are due Fri, 18 April.
- b. We will investigate website options in Fall 08. Many thanks to Phil Bucher for troubleshooting our current website. Hopefully, more homeowners are receiving mass emails.
- c. Newsletter logo and banner unveiling in Summer 08.

7. Traffic calming update

- i. On hold until new Public Works contract takes effect this summer
- ii. Considering speed humps for community to slow speeders

8. Covenant Update

- a. A meeting was held on 7 Apr; future meetings are planned for 5 May and later that week to finish review of draft documents.
- b. Review of our comments with the attorney will be Wed, 14 May.

9. New Business

- a. Community Garage Sale is scheduled for Sat & Sun, 16-17 May 08.
- b. The 4th of July picnic is only 2 months away.
 - i. If you are interested in volunteering, contact Randy McCurdy.
 - ii. The Board approved an additional \$1000 to cover the cost of having the picnic catered by Rocky Mountain Hogroasters. (\$1000 was moved from the trash bin budget line item to the Parade budget line item)
 - iii. The Fire Dept has been contacted to see if they will lead the parade; road closure approval in work.
- c. If you are not meeting with success in getting your neighbors to quiet their barking dogs, please feel free to contact Animal Control

10. Next meeting is Monday, 12 May 2008, at Creekside Elementary School.

The meeting adjourned at 9:23 pm.