

Chapparral 480 Homeowners Association Board of Directors Meeting  
Minutes of the regular meeting held:  
Monday, 14 May 2007  
Creekside Elementary School

Call to order: 7:03 pm

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

1. The minutes for the April 2007 meeting were approved with a correction: The Minutes from April were erroneously identified as March minutes.
2. The Board welcomed homeowners who attended the meeting: Darla Ollila, Marina Goldberg & Mark Milenkovic.
3. Treasurer's Report.
  - a. The 2007 directory expenses were slightly more than budgeted due to increased copying costs.
  - b. The newsletter invoices were paid for March and April.
  - c. Nine dues payments are still outstanding. Second reminder notices will be sent certified this week to the affected homeowners.
  - d. Our investments mature this month and next. Recommendations are to keep \$50K in a money market fund and the remainder in a 1-year investment CD. Need to check with our bank on their reinvestment incentives; if we decide to invest more in a CD, can we negotiate the terms regarding an early withdrawal for new entrance signs.
  - e. The financial statements were approved as submitted.
4. Chapparral Metro District Report (CMD) was presented – see details in separate report. Highlights are as follows:
  - a. The ACWWA petition has been submitted; the hearing date for our petition is 22 Jun 07, at 0830 in District Court.
    - i. Town Hall meetings to discuss the ACWWA deal are scheduled for Mon, 11 Jun, 7pm at Creekside Elementary and late Sep (date TBD). These meetings will be hosted by the HOA and responses provided by our CMD.
  - b. D2 well's variable frequency drive is broken; fix underway
  - c. The pool is being readied for the opening on Memorial Day weekend; a minor leak was discovered – fix expected before opening. Pool literature including pin numbers was mailed in early May.
  - d. 150 members are currently signed up for the swim team

- e. Tennis courts are ready for summer use.
  - f. Pool Hours – Summer 2007 (see pool flyer for hours details and pool rules):
    - i. 11am – 8pm (26 May – 19 Aug)
    - ii. 3pm – 8pm (20-31 Aug)
    - iii. 11am – 8pm (1-3 Sep)
5. CenCon – see details in separate report. Highlights are as follows:
- a. 19-20 May is after prom weekend; dinner establishments are likely to be crowded.
  - b. City services costs are increasing greater than city revenues.
  - c. Arapahoe County Public Libraries will now accept reservations online for rooms, classes and book checkout; a central phone number will also be available in August.
  - d. First Aid/CPR training will be held at the Trails Recreation Center 19-20 Jun for 14 y/o and older.
  - e. Fire Districts are consolidating
  - f. Ice and snow task force subcommittees are established and holding meetings.
  - g. A noise ordinance is in work and available for review shortly.
  - h. Public works, safety and land use contracts are up for renewal this year.
  - i. Neighborhood traffic calming policy adopted on 16 Apr (see City of Centennial website for more details)
  - j. Park and open space advisory board has been created.
  - k. City of Centennial tracking mosquito situation again this year; they monitor 90 locations within the city.
  - l. Centennial Airport development proposals are under review.
  - m. “Home Rule” City status is being considered; \$\$ in the City of Centennial’s budget for Arapahoe Road widening must follow state statutes; two elections are required plus a bond to become a Home Rule City
6. Communication
- a. June newsletter inputs are due Mon, 21 May.
  - b. The complete community survey results are posted on the website; due to printing and logistic issues, they were not in the May newsletter.
  - c. There are currently ~123 people in Chapparral signed up to receive correspondence thru email/website; if you did not respond to the survey enclosed with the dues statement, you were likely not included in the directory or added to the email distribution (we need written consent to publish your info and add you to the email distro)
  - d. A directory insert with homeowner updates will be provided periodically.
  - e. In case you were wondering about the construction on Waco just East of the Catholic Church. There are four 2.5 acre home sites with \$1M homes planned.

- f. NOTE: The Board received notice on 16 May that Community Publishers will no longer publish our community newsletter effective 1 August 2007. Any suggestions for alternatives, please contact Terri Lash.

#### 7. Architectural Control

- a. The ACC is looking for a chairperson; 12 folks have expressed an interest in participating on the ACC.
- b. The ACC has received 1 inquiry for a home project; review underway.
- c. All four requests from last month were approved as submitted.
- d. The legal review of our HOA documents for \$950 does not include a review of our insurance policy; the lawyers will only review and provide recommendations for tailoring/updating our current HOA documents. For a \$6K fee, if approved, Hindman-Sanchez will do a complete update of all our HOA documents. Currently, our annual retainer fee provides for unlimited free legal phone consultations, reduced legal fees and one HOA meeting attendance per year.
- e. The Board is currently seeking historical ACC documents from previous Board members. If you have any data from your term on the ACC or Board of Directors, please contact a current Board member.
- f. We are considering including a “Covenant Rule of the Month” reminder in each newsletter.

#### 8. Survey Priorities

- a. Trails --- need to define the area/open space available to construct potential trails and educate the community (land is currently owned by CMD)
- b. Covenant updates (HOA Board pursuing)
- c. New entrance signs {Jim Harrington chairing this committee, Jim Neumann (CMD) and Randy Baham (BOD) are also participants; looking for 2 other volunteers} – again the entrance signs are owned by the CMD. Items to be considered are road design, easements, designs and bids.
- d. Speeding (traffic calming) – this committee is being spearheaded by Randy McCurdy; volunteers welcome

#### 9. Community Management

- a. The Board is investigating property management companies to provide additional continuity and stability with the management of the HOA in light of volunteerism concerns. Information on financial, administrative, architectural control and website services from several companies were distributed to the Board members for review and discussion at June’s meeting.
- b. The updating of our community covenants is critical to the effective management of our HOA by volunteers and/or a professional company.

#### 10. 4<sup>th</sup> of July Parade

- a. Parade lineup begins at 1000; parade start is at 1040.

- b. Volunteers should contact Randy McCurdy. If there are any veterans who would like to participate, contact Randy as well.

11. New Business

- a. Community garage sale is 1-2 June. All treasures welcome! Contact Judy Chambers or Jeanette Parker for details.
- b. The Board was asked to consider contracting with a single community-wide trash pickup service for weekly trash pickup instead of using individual trash companies. Randy Baham is collecting data to share at the June meeting.
- c. Please discourage solicitors – even though our entrance signs indicate “no soliciting,” it is not enforceable per city code.
- d. The question was asked to consider opening the pool early for adult swim. In the past, very few individuals have shown up; we must have a lifeguard and there is extra maintenance required. If you are interested, please contact the CMD. The CMD will reevaluate based on responses and a cost/benefit analysis.

12. Next meeting is Monday, 11 Jun 2007, 7 pm at Creekside Elementary School.

The meeting adjourned at 9:05pm.