

Chapparal 480 Homeowners Association Meeting

Minutes of the Board meeting held:

Monday, 12 May 2008

Creekside Elementary School

Call to order: 7:08 pm.

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

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

1. ARC Update
 - a. Discussions occurred on dimensional shingles for roof replacements and community roofing guidelines. Draft guidelines for community roofing materials will be included in the June newsletter for comments.
 - b. 5 homeowner applications were submitted and all were approved (landscape, reroof, enlarge deck/patio, house repainting)
 - c. 1 repeat homeowner violation; 2nd notice will be sent; seasonal violations will carry over from year to year.
 - d. It appears AOL blocks our HOA mass emails (treats them as spam); working with our website vendor to resolve.
2. The minutes for the April 2008 meeting were approved as written with one correction. Item 3b should be Fowler and Peth.
3. Treasurer's Report.
 - a. 10 dues payments were outstanding as of 30 Apr; as of 12 May, 5 payments were outstanding; additionally 1 from CY 06 & 07. Delinquent notices were mailed the week of 5 May.
 - b. Both the 4th of July picnic and the Sleigh ride are now equally funded at \$2500/event; the deposit for the 4th of July picnic caterer was made.
 - c. Next month we will discuss investment options (our CD comes due in Sep; the rest of our money is in a money market account). Per Colorado Law, our funds must be kept in FDIC or govt insured accounts.
 - d. The financial statements were approved as submitted.
4. Chapparal Metro District (CMD).
 - a. Garry Cornish, Tom Lash and Gerry Weaver were elected to the CMD. Thanks to Chris Worley for his interest as well. Jim Neumann was elected as President, Garry Cornish as VP, Doyle Tinkey as Treasurer, Tom Lash as Secretary. CMD monthly meetings will be held at the Parker Fire Station (Foxfield) on the 2nd Tuesday of the month at 3pm.

- b. Pool Open House and Ice Cream Social on Thurs, 22 May, 7-8 pm. Come check out the renovations!
- c. Entrance area easements documentation is in the process of being notarized, then filed.
- d. If you have water pressure problems, call ACWWA.

5. CenCon –

- a. Home Rule Charter election is Tues, 10 Jun. Mail-in ballots must be received by that date (not just postmarked). Ballots will be mailed either the week of 19 or 26 May.
- b. Centennial Spring Fling was a lot of fun despite the inclement weather.
- c. Cherry Creek Schools will be holding a bond election in November for 3 new schools and renovations.
- d. New Piney Creek Trails bicycle bridge at Orchard and Buckley.
- e. Parker Corridor Study meeting on Thurs, 22 May, at Shalom Park, 5-7:30pm.
- f. Jail and courtroom expansion to be funded with existing resources.
- g. Cathy Noon reelected President of CenCon.
- h. Trailhead for Eco Park @ Tagawa Gardens will connect to Cherry Creek Park.
- i. See library news for information about Summer Reading Program.
- j. American Cancer Society Relay for Life 6-7 Jun

6. Communication

- a. Jun 08 newsletter articles are due Fri, 16 May.
- b. AOL considers mass emails from our community as spam, so AOL users currently are not getting community information via email. We are working with our website vendor to resolve.

7. Chapparal Entrance Improvements

- a. No permanent improvements at this time due to planned Arapahoe Road widening and elevation contouring at all corners
- b. Plan is to spend \$10-15K to minimize current grass areas (save water), plant flowers/perennials; bids to be solicited and contact to be made with CMD.

8. Traffic calming update

- a. Identifying worst spots in community for speeders; City will measure speeds at those locations. Likely places for remediation.

9. 4th of July picnic

- a. Deposit made for caterer
- b. Fire Dept has been booked to lead the parade
- c. *** Need volunteers – contact Randy McCurdy at (303) 766-7303.

10. Covenant Update

- a. Many thanks to the committee who has spent numerous hours reviewing the draft documents
- b. Review of our comments with the attorney will be Wed, 14 May.
- c. 2nd draft review schedule is TBD

11. Community Garage Sale is Fri/Sat, 16-17 May.

12. New Business

- a. Randy Baham will bring community trash service option information to the June meeting.
- b. No July Board meeting
- c. Future meeting topics to include: new website vendor, reestablishing the welcome committee, community refuse/recycling; traffic calming, Garden Committee
- d. Will begin sending Board meeting agenda out via email 2-3 days prior to meeting. Look for topics of interest and come join us!

13. Next meeting is Monday, 9 June 2008, at Creekside Elementary School.

The meeting adjourned at 9:15 pm.