

Chapparral 480 Homeowners Association Board of Directors Meeting
Minutes of the regular meeting held:
Monday, 11 June 2007
Creekside Elementary School

Call to order: 7:15 pm

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

THE FIRST HALF OF THE MEETING WAS DEVOTED TO TOWN FORUM #1 ON THE PROPOSED WATER TRANSFER TO ARAPAHOE COUNTY WATER AND WASTEWATER AUTHORITY (ACWWA). TOWN FORUM #2 WILL BE IN SEP 07 (DATE TBD). LOU HURTADO, CATHY NOON AND JIM NEUMANN FROM THE CHAPPARRAL METRO DISTRICT (CMD) WERE PRESENT AS WELL AS GARY ATKIN AND WILL KOGER FROM ACWWA. THE TALKING PAPER REFERENCED BY LOU DURING THE DISCUSSION CAN BE FOUND IN A SEPARATE NEWSLETTER ARTICLE ENTITLED, "PROPOSED WATER TRANSFER TO ARAPAHOE COUNTY WATER AND WASTEWATER AUTHORITY (ACWWA)."

Below is a summary of the Q &A during the town forum:

- a. The current Chapparral water distribution system will be used if the transfer is approved; no replacement or repair is anticipated at this time.
- b. When Antelope joined ACWWA, the pipes were sized only for their subdivision, not for expansion should Chenango decide to join ACWWA. Chenango would be responsible for enlarging/adding pipes to accommodate their subdivision at such time.
- c. Why is this transfer beneficial to ACWWA? They are interested in the excess water rights CMD has (~250 acre feet) which would provide for another 500 taps. Our CMD is restricted by the courts to 165 acre feet. Also, ACWWA gets an additional tank site with elevation.
- d. What other water resources is ACWWA exploring? 10% renewable water supply thru East Cherry Creek Valley and Sanitation District (ECCVW&D) plus 3 other water authorities (Inverness, Cottonwood; they have purchased water rights in Franktown and have purchased capacity in the Barr Lake Pipeline from ECCVW&D as well as looking at capacity in the Aurora Pipeline
- e. Today ACWWA has access to 6000 acre feet which serves 2500 taps today with expansion to 12,000 taps.
- f. ACWWA has backup diesel power generators for power outages.
- g. The Arapahoe aquifer has dropped 765 ft in the last 20 years (45 ft/yr), less than half available today (and more subdivisions/taps being approved)

- h. If the transfer is approved by the homeowners, there should be no interruption in service during the transfer and integration into the ACWWA system.
- i. ACWWA is exploring drive-by radio reads on water meters for their systems.
- j. ACWWA has been in existence since 1989; has a AAA bond rating from S&P
- k. If the community disapproves the transfer, it is a costly and lengthy proposition to find and drill new wells (short-term/finite solution) and ultimately we would run out of water
- l. CMD has land, height and senior well rights (what ACWWA wants), so transfer is very beneficial to the community plus it provides us with water in perpetuity
- m. Goal is for water transfer, if approved, to be finalized by 2 Jan 08.

1. The minutes for the May 2007 meeting were approved as written.

2. Treasurer's Report

- a. Most dues are paid; 8 are currently outstanding. Delinquent letters were sent.
- b. Bills were paid for the newsletter, the legal retainer, insurance and the directory.
- c. We pay \$65/month for website management, ie, hosting only
- d. Investment decisions were finalized (\$50K in 3-mo CD; \$55K in 1 yr CD)
- e. The financial statements were approved as submitted.

3. CenCon

- a. New sign ordinance is on the City's website
- b. A generic noise ordinance is being drafted
- c. The City Council membership process starts in July; 2 positions/ward with staggered terms
- d. Re: land near Centennial airport: there will be no residential development on 360 acres owned by the airport

4. Communication

- a. July newsletter inputs are due Mon, 18 June.
- b. The June newsletter arrived mid Jun; please contact a Board member if you did not receive a copy.
- c. We are investigating new publishers for our community newsletter (checking with Foxfield, Chenango and Antelope). Our goal is have a new publisher in place for the Aug newsletter. Recommendations to be provided at the July meeting.
- d. The Board is reviewing information provided by management companies regarding ACC, web services, newsletter publications, etc. More discussion to follow on this topic at future monthly HOA meetings.

5. Architectural Control

- a. 5 homeowners have agreed to serve on the ACC
- b. For large projects, the ACC will make recommendation(s) to the Board and the Board will make the decision
- c. 4 violation letters were sent in the last month for excessive weeds, RV/boat storage. It is important for the community to comply with our CC&Rs to keep it the sanctuary we so desire.
- d. The City of Centennial has a weed ordinance—refer complaints to the ACC. Please keep weeds/grasses mowed to mitigate fire hazards.
- e. 2 landscaping projects were reviewed and approved.

6. Chapparal Document Review

- a. Nothing of significance to report
- b. If you have any questions, please send them to the Board who will compile and forward to our attorney.

7. 4th of July Parade

- a. Lineup starts at 10:00 am; parade begins at 10:40 am.
- b. Volunteers should contact Randy McCurdy. If there are any service veterans who would like to participate, contact Randy as well.

8. Entrance Way Update – Nothing to Report; topic for July agenda

9. New Business

- a. Is the HOA Board going to make a recommendation regarding the ACWWA transfer? Checking with legal to determine our bounds on this matter.
- b. Suggestion to set up a table at the parade containing ACWWA transfer literature .

10. Next meeting is Monday, 9 Jul 2007, at 7 pm at Creekside Elementary School.

The meeting adjourned at 9:25pm.