

Chapparral 480 Homeowners Association Meeting

Minutes of the Board meeting held:

Monday, 9 June 2008

Creekside Elementary School

Call to order: 7:04 pm. NO July Board Meeting. Next Board meeting is Mon, 11 Aug 2008 at Creekside Elementary School.

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

Other attendees: Phil Bucher, Christopher Worley, John & Debbie Rouanzoin, Steve Cooper, Travis Dickmann, Wayne Lauer, Ken Auser

1. The minutes for the May 2008 meeting were approved as written.
2. Treasurer's Report.
 - a. There are 4 outstanding dues payments for 2008; 1 partial payment made. Second reminder notices will be sent this week
 - b. Very little activity the past month; website monthly fee was paid and 2 status letters were provided to escrow companies
 - c. A brief discussion occurred on the rates available for CDs and Money Market Funds. More discussion regarding community investments will be held at the August meeting when our CD also comes due.
 - d. The financial statements were approved as submitted.
3. Architectural Review Committee
 - a. 5 requests were made for home improvements (window replacement, driveway w/pavers, 16" retaining wall around sport court, roof replacement, gazebo on deck) – all were approved
 - b. Request for 60ft of fill dirt and culvert on old tennis court lot – will verify with new owner that proper authorities have been coordinated with (ie Storm Water Authority).
 - c. Multiple homes for sale in the community (~12)
 - d. Numerous violations (excessive weeds, campers & boats on property, garbage cans not shielded) – notices will be sent, as appropriate.
 - e. A discussion occurred on recreational vehicles and perspectives were shared by neighbors who have visibility to these recreational equipment.
 - f. Historical note: Approximately half of the homes in our community were built by Bainbridge.
4. Roofing Guidelines
 - a. Mr. Steve Cooper reviewed the thoughtful letter he sent to the Board. His primary concerns are (1) asphalt roofs will degrade the neighborhood and (2) wants to preserve the high-end character of our community.
 - b. Phil Bucher, ARC Chair, compiled a sheet on roofing guidelines from several communities (Castle Pines Village, Tallyns Reach, Piney

- Creek and Pradera). These community guidelines are very similar to our proposed guidelines. 3-tab shingles will not be allowed; only architectural dimensional asphalt shingles are being proposed.
- c. Goal with our community's roofing guidelines is 3-fold: (1) ensure property values stay intact, (2) accommodate changing laws and (3) work with the old covenants until new covenants are approved.
5. Chapparal Metro District (CMD).
 - a. CMD meeting is the 2nd Tuesday of every month, 3pm, at the Parker Fire Station on Parker Rd
 - b. Many kudos for the poolhouse renovations
 - a. Front and back doors to be replaced.
 - b. Will check on pool water temp – in the 90s recently
 - c. The old tennis court lot sold--home construction expected in the next couple of years. (CMD received about half of what they would have netted if the lot had been sold to the Fire Dept.)
 - d. Entrance area easements documentation still in notary process.
 - e. Action to check on ACWWA water rate study.
 6. CenCon –
 - a. Home Rule Charter election ballots are due Tues, 10 Jun, by 7pm. Hand-carry needed now if not already mailed.
 - b. Arapahoe County held a town forum in late May on the widening of Arapahoe Rd. Lots of opposition from Piney Creek residents regarding 6-lanes (this community would prefer 4 lanes). Stay tuned.
 7. Communication
 - a. Newsletter articles are due the Friday following the Board meeting (13 Jun)
 - b. Many thanks to Phil Bucher for his tenacity in resolving the mass e-mailing problem – all the AOL users should now be receiving Community emails. Phil has worked hard with our web provider and indicated he was very pleased with their resolution of our problems.
 - c. Check the website home page for near-term news items that are not timely for the newsletter.
 - d. Action to check whether our newsletter will accept jpeg formats.
 - e. Will research options for web host and discuss at Sep Board meeting
 - f. Action to find out schedule for entry sign repainting.
 8. Traffic calming update
 - a. 2nd set of speed measurements were taken; awaiting results from the City/County
 - b. More discussion on action to take at the Sept Board meeting
 9. 4th of July picnic
 - a. Will be catered by Rocky Mountain Hogroasters
 - b. *** Need volunteers – contact Randy McCurdy at (303) 766-7303. If none, the Parade is likely to be cancelled!! Mass email to be sent to the community this week.
 10. Document Review Update

- a. Our lawyer is updating the covenants with our comments. The 2nd draft will be available in July.
- b. Guidelines feedback was also provided to the Board; the covenant committee will review
- c. Town Forums will be held in the Fall to educate the community on the proposed covenant updates

11. New Business

- a. Welcome Committee – seeking volunteers and/or ideas for welcome baskets. Contact a Board member if you are interested.
- b. Garden Committee – Lina Fletcher started the committee, but sadly, participation waned. The CMD grounds person currently takes care of the pool garden. If you're interested in resurrecting the garden club, please contact a Board member.

12. Next meeting is Monday, 11 August 2008, at Creekside Elementary School.

(NO July Board meeting)

The meeting adjourned at 8:57 pm.