

Chapparral 480 Homeowners Association Meeting

Minutes of the meeting held:

Monday, 14 June 2010

Creekside Elementary School

Board members in attendance: Christopher Worley, Jean Worley, Cory Bromley, and Glenn Calfee

Other attendees: Terri Lash, Steve Cooper, Sergeant Scott Lillie, and Deputy Mike Pacheco

1. Call to order: 7:11 pm.
2. The minutes for the May 2010 meeting were approved as is.
3. Treasurer's Report – Jean Worley
 - a. As of June 14th there were 65 home that had not paid their dues.
 - b. Dues will be late as of July 1st.
 - i. A \$10 late fee per month plus 18% interest as stated in the HOA's policy on collecting late dues.
 - c. 3 properties have closed.
 - d. Discussed bank accounts and investment options for HOA funds.
4. Traffic and Vandalism – Sergeant Lillie and Deputy Pacheco
 - a. Discussion about center stripping as measure to slow down drivers
 - i. Can lower property values as is perceived that there is a speeding problem
 - b. Call to report known times to catch speeders
 - i. If they send someone and don't catch anyone then it is hard to get them to come back
 - c. Discussion about starting a neighborhood watch program
 - d. Vandalism at pool consisted of throwing trash and chairs into the pool.
 - i. The board will offer cash rewards for the conviction of vandalism for both community and private property.
5. 4th of July Update – Glenn Calfee
 - a. One more meeting to finalize organization and volunteers.
 - b. Everything is ready to go.
6. Architectural Control Committee
 - a. No report was submitted.
7. Chapparral Metro District (CMD) – Steve Cooper
 - a. Looking into motion sensor lights
 - a-b. Having surveillance system can be a liability
- 7.8. New Business
 - a. A question about the legality of shooting firearms was brought up by Terri Lash. Deputy Mike Pacheco had a copy of the ordinance that dealt with this issue. The ordinance does contain an express exclusion and as long as you follow the conditions of the ordinance, it is legal to shoot firearms on your property.

- b. Covenant violations – The board voted unanimously to send out a notice of violation to home owner who had been keeping a trailer on their property. Steve Cooper reported several infractions for the board to investigate.
- c. By unanimous vote, Kel Muckleroy was appointed to the board to fill the vacancy created by Bill Andrus' resignation.

| ~~8.9.~~ Coyote Awareness and Management – Christopher Worley

- a. A lost cat (thought to have been killed by coyotes) was found.
- b. No coyote incidences have been reported to the board.

| ~~9.10.~~ Next meeting is Monday, September 13th 2010, at Creekside Elementary School, at 7pm.

The meeting adjourned at 8:50 pm.