

Chapparral 480

Homeowners Association Meeting

Minutes of the meeting held:

Monday, June 10, 2013 - Creekside Elementary School

Board members in attendance: Chis Worley, Jean Worley, Dan Hartman, Monika Bromley and Jackie Anderson. Community in attendance: Eric Maurice, Dick Thu, Doyle Tinkey, Ken Brunk, Karen Watson, Wayne Lauer, David Anderson and Jeff Patton

I. Call to order 7:10 pm

- a. Minutes for May 13 were approved

II. Treasurers report

- a. A review of the HOA finances will cost \$4000. An audit could cost between \$10,000 -\$20,000. Information will be sent out in the July Newsletter regarding the Budget and review. Motion to hold off on review until September was unanimous.
- b. Again, we wanted to thank Wayne for helping with the dumpsters. By having the three dumpsters with Wayne available to supervise, the neighborhood benefitted and was able to get rid of a lot of trash. One dumpster was free and the other two cost the community \$ 848.95.
- c. In the Fall we may only be able to have one dumpster, which will be free from WM.
- d. The revised Budget is being done. The revised Budget will be submitted to the community at the September Chapparral HOA meeting. Due to unexpected costs several items from the current Budget may need to be eliminated.
- e. Communication update: need articles to be published in newsletter by June 19

III Architectural Review Committee Update

- a. Artificial turf question came up from a community member. The ACC and Board need to research this new item and set a guideline for future requests.
- b. Exterior products questions regarding Bylaws/covenants. Guidelines will be put together after further research.
- c. The difference between sheds and outbuildings was discussed, but no conclusion was reached.
- d. Neighbor of homeowner wants to put up a tall fence to keep deer out of garden
- e. Weeds in yard are a fire hazard. Will publish City ordinance in Newsletter for community information.
- f. Violations - one without response to Friendly warning letter, will send out first fine letter.

IV. Chapparral Metro District Update

- a. No members in attendance
- b. A homeowner found an old TV behind tennis courts. Will notify CMD and ask them to have it removed.

V. Old business

a. 4th of July - activities underway. Asking for volunteers to help with the 4th of July Parade/BBQ.

VI New Business

a. Spoke briefly regarding the amended solar panel policy - which will be presented for discussion at the September community HOA meeting.

b. The necessity of a waiver for liability, for the Board, as well as the community. The homeowner who is updating/adding to the exterior of his home/property would sign this.

c. Covenant infractions. Complaints should always be in writing to the Board. The new form is being done and will be on the website when completed.

d. A home owner is asking the ACC for approval to put up two additional solar panels .

e. Foxfield has electronic speeding signs. We would like to borrow the signs if it would not incur any cost to the HOA.

f. There are Issues with cars parked on side streets during swim meets, especially in cul de sacs, blocking private drives partially and mailboxes.

h. A member from the Concerned Chapparal Homeowners handed out a letter to the current Board. He read the letter to everyone in attendance. The discussion, which followed, was informative and productive. It was agreed that it was important to work together for the good of the community.

Meeting adjourned at 10 pm.

Next meeting will be on September 9th 7pm Creekside Elementary School