

Chapparal 480 Homeowners Association Board of Directors Meeting
Minutes of the regular meeting held:
Monday, 13 August 2007

Call to order: 7:09 pm

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

Other homeowners: Zev Barrett, Judy Suss, Phil Bucher, Kathy Emmons, Jeff Patton, Doug McCarthy

1. The minutes for the July 9, 2007 meeting were approved as written.
2. Treasurer's Report
 - a. 4th of July expenses were paid.
 - b. Dues are trickling in; 1 more collected, 6 still outstanding
 - c. Still awaiting last bill from Community Publishers – expect a credit since we were charged for first class postage, but mailed bulk mail.
 - d. The financial statements were approved as submitted.
 - e. HOA documents applicable to our community: Articles of Incorporation, Bylaws, 4 Declarations of Annexation, Declaration of Protective Covenants & Restrictions, First & Second Amendments to DPCR, 8 resolutions per SB 100 (Alternative Dispute, Board Member Conflicts of Interest, Inspection & Copying of Association Records, Investment of Reserve, Conduct of Meetings, Covenant and Rule Enforcement, Adoption of Policies, Procedures, Rules, Regulations or Guidelines, Collection of Unpaid Assessments)
3. Chapparal Metro District (see separate article for more details)
 - a. ACWWA IGA Update & Merger – **next Town Forum is Mon, 24 Sep, 7pm, at Creekside Elementary.**
 1. Election timeline being followed judiciously; transfer election on 6 Nov 07
 2. Pro/Con statements due to the Election Official NLT 21 Sep 07
 - b. Current Water Status
 1. We have 4 functioning wells – no longer borrowing water from ACWWA
 2. Sand ingestion continues to be a problem
 3. Lightening storm last weekend took out 2 wells temporarily
 4. The majority of our Community (97%) complied with the water restrictions during the new pump installation (abusers remained abusers)
 5. A new chlorinating pump was installed on the A1 well (may have noticed a sulfur smell prior to the new pump instal)

- c. Pool
 1. Continues to be a maintenance challenge – diving board needs repair
 2. Draft budget will be voted on in Sep.
 3. Vandalism continues to be an issue. Options being considered to catch and prosecute individual(s)
 4. Considering eliminating non-resident memberships due to increased community resident usage, sufficient funds from antenna leases and to make pool more exclusive to our community. Multiple options were discussed on how best to go forward with this.
 5. Pool cover will be installed 8 Sep (pool closes at the end of Labor Day weekend)
 6. Question raised about considering food/beverage vendors or kiosks at the pool.
- d. Other
 1. ADA design for access to tennis courts under review.
 2. Graffiti on the water tanks painted over for the 2nd time this year; fencing around tanks likely in the future. Concern expressed about considering landscaping to mitigate the starkness of a fence and future new wells, if constructed.

4. CenCon

- a. Search for a new city manager continues.
- b. Centennial Vision 2030 pamphlet mailed to residents week of 13 Aug (see additional info at www.centennial2030)
- c. Home rule being pursued; our own Cathy Noon is planning to run for a seat on the committee
- d. Ward III meeting: 26 Aug, 4-6pm, in the City Offices - 12503 E. Euclid
- e. Corri Spiegel has been hired as the City's economic development manager.
- f. Arapahoe Road Corridor Study (I-25 to Parker) public meeting was last week. <http://www.arapahoecorridor.com/> has all the project documents and recommendations for road improvements to that area.
- g. Lots of developer plans being submitted to the City
- h. Several lots in Estancia have been sold; construction beginning
- i. Chenango is circulating a petition to gate their community – must be voted on by the City of Centennial

5. Communication

- a. Sep newsletter inputs are due Fri, 17 August; inputs to the publisher required by the 20th
- b. Kudos to Colorado Lasertype, our new publisher for the community newsletter. Aug newsletter arrived by the 1st of the month!!
- c. **We have upped the ante!!** For you artists out there!! We want to update the banner/header on the newsletter – send your entry to

terri.lash@comcast.net by the end of August. \$100 cash to winning entry!

- d. Also, a \$100 cash prize goes to the winning entry of “Name our Community Newsletter.” Submit entries to terri.lash@comcast.net by the end of August.

NOTE: You can submit a new newsletter name and accompanying logo as well.

- e. We are currently seeking a webmaster to maintain our website. If you are interested or know of one, please contact terri.lash@comcast.net. It is likely we will outsource this function.
- f. Most of our community documents are posted on our website (chapparal.org). Please review periodically to ensure you are compliant with our legal policies.

NOTE: We only have 173 email addresses in our community listing.

Please sign up – it is a much quicker way to receive community news! The way to register for email is to go to www.chapparal.org and then Member Login. Click "Register" and the password is 4711. Enter your info **making sure to sign up for email distribution** and click “submit”. The list is not used for any other purpose or sold.

6. ACC Update

- a. 2 new applications were received this month: new rear deck and house painting
- b. Letters were sent to 7 homeowners citing various community violations (PODS, unlicensed cars in driveway, boats, trailers, trash). More violations were brought to the ACC’s attention and letters will follow.
- c. A lengthy discussion occurred during the meeting on the increased number of ACC/covenant violations in our community and the Board’s resolve/willingness to pursue compliance. The Board agreed to allocate financial resources and enlist attorneys to assist us in enforcing compliance to include fines, liens, court action, foreclosure, as appropriate.

7. Chapparal Document Review Update

- a. We received the latest updates of the SB 100 policies from our attorney. Board members are to review. The Board meets with our attorney on Tues, 28 Aug, to provide updates and path forward.

8. Neighborhood Trash & Community Trails Update – postponed to Sep meeting

9. New Business – tabled to next meeting due to length of Aug meeting

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

The meeting adjourned at 9:40 pm.