

Chapparal 480 Homeowners Association Meeting

Minutes of the Board meeting held:

Monday, 10 August 2009

Chapparal Pool

1. Call to order: 7:31 pm. Meeting started late due to lack of an expected quorum at the regularly scheduled meeting time.

Board members in attendance: Christopher Worley, Terri Lash, Bill Andrus, Cory Bromley

Other attendees: Jean Worley, Doyle Tinkey, Spencer Gardner, Cathy Noon

2. The minutes for the Jun 2009 meeting were approved with the following modifications (4 approved the motion).
 - a. para 5 note: Complaints about violations must be in writing to the Board of Directors (not the ACC) and signed per our approved motion at the March 2009 Board meeting.
 - b. para 6: Christopher was going to the CMD meeting to discuss the tennis court backboard (not the coyote surveying of CMD property)
 - c. para 8, iv: Delete “global” from question.
3. Treasurer’s Report – MaryAnn Neumann
 - a. As of 10 Aug, only 7 dues are outstanding;
 - 3 include outstanding dues from 2008
 - 2 owners with 08/09 outstanding dues have contacted MaryAnn for updated amounts due
 - b. \$45K CD at Compass was renewed for 1 year at 1.7%
 - c. 4 properties have been sold so far in 2009
 - d. 4th of July expenses have not all been submitted; MaryAnn to contact volunteers to get receipts to finalize the event costs.
 - e. The current budget reflects the recently voted on amended items trash bin rental and coyote management.
 - f. Need to verify with MaryAnn that the recent trash roll-off bill was paid.
 - g. Financial statements were approved as submitted.
4. Communications Update - Terri Lash
 - a. Go to www.chapparal.org to view articles of interest between newsletters.
 - b. Newsletter articles are due Sun, 16 Aug at noon. All 4 Board members present approved the following:
 - Newsletter article submittal deadlines will be firm; if articles are not submitted by the deadline, they will not be incorporated into the newsletter for that month.
 - Allow a minimum 24-hr review of the newsletter inputs by the HOA Board (timeframe to be determined by the secretary based on the

HOA Board meeting date and the newsletter submittal date on the 20th of each month); lack of a response implies concurrence.

- c. All Board members will be given the website logon to send out community-related emails only to ensure timeliness of information
- d. Articles submitted on behalf of HOA Board-sanctioned committees are subject to review and edit by the Board members; personal articles will be submitted as written. HOA Board-sanctioned committee members are covered under our Directors and Officers liability insurance policy. Actions by individuals not as a committee member or Board member are not covered and are a personal responsibility.
- e. A picture of our beautiful entrance sign will become the new banner on our newsletter beginning Sep 09.
- f. Terri to check with Phil B on whether “reply to person” can be changed when sending a community email to our addressee list.

5. Architectural Control Committee – Phil Bucher

- a. 5 project requests were received and approved (driveway replacement, exterior painting, backyard excavation for geothermal heating,)
- b. 3 homeowners (1 in writing, 2 verbal) contacted the ACC about violations; no action is taken on verbal complaints, only those in writing.
- c. 1 homeowner performed painting without seeking ACC approval first as our covenants require.
- d. Concern expressed about a vacant house in the community with high weeds, no maintenance in 3 years and stalled foreclosure proceedings.
- e. Per our declaration of covenants, there are to be only 3 ACC members appointed by the Board of Directors. A note will be sent to the current ACC members asking if they are interested in being considered for the ACC. The Board will vote on or before the Sep meeting.

6. New Business:

- a. RE: traffic calming: Terri asked the Board to think about striping center lines on street curves within the community as well as posting more speed limit signs and blind curve/children playing signs throughout the community. Will present for a vote at the Sep Board meeting.
- b. Cory Bromley expressed concern with our mounting legal fees and has offered to chair a committee to review them. This will be a topic at the Sep Board meeting.
- c. We have received an insurance quote from Central Bancorp Insurance (formerly Van Gilder Insurance), an insurance firm that specializes in homeowner association insurance. MaryAnn and Terri are reviewing the proposal and will report on our review at the Sep meeting.
- d. A couple of side discussions occurred which will be formally brought to the HOA Board meeting in Sep

7. Community Dumpster Fall Cleaning – Cory Bromley

- a. 2 possible weekends are being considered for the Fall Cleaning trash roll-off, 12-13 Sep or 19-20 Sep. The final date will be announced via a blast email in the near future.

8. Coyote Awareness and Management – Christopher Worley
 - a. The Coyote Committee purchased an infrared camera to assist in tracking of coyotes in the community. The camera is available to homeowners upon request. Contact Christopher at (720) 289-4040 if interested.
9. Entrance Committee – Jim Harrington
 - a. The entrances look great – lots of positive feedback from the community on the flowers and the signs; urgency of doing something permanent before road widening has abated
 - b. The committee met 2 weeks ago
 - Contacting Marsh and Associates, a Monument architectural firm, that has done Pradera, CO Golf Club and other entrances for estimates and discussions
 - Contacting Boyd, a sign company, for estimates/discussions, as well
 - Arapahoe Rd will be widened with 4 paved lanes and 2 other lanes initially as a median for 6 total lanes (3 in each direction)
 - City authorized \$1.8M to begin right of way activities
 - Earliest widening will be in late 2011/early 2012 if a bond election is held in Fall 2010 and it passes.
 - All 4 entrance corners to include the 2 current entrance signs will be demolished with the road widening
 - City working on Inter-Governmental Agreement (IGA) with Arapahoe County for cost sharing of the road widening effort
 - Next committee meeting is in a couple of months
 - The 4th corner entrance easement still has not been signed
10. Chapparral Metro District (CMD) – Doyle Tinkey
 - a. Pool hours changed effective 24 Aug: weekdays: 3-8pm; weekends: 11am – 8pm. Pool closes Labor Day weekend, 7 Sep 09.
 - b. 2nd shade sail location is being determined
 - c. Proposal to add a tennis backboard needs to be submitted to ACWWA; the tennis courts belong to ACWWA.
 - d. Final inspection of the new boiler was completed.
 - e. Pump station near the new underground water tank is at the wrong elevation; ACWWA has awarded the contract, but work has not yet begun.
11. CenCon - Cathy Noon (see article in newsletter for details)
 - a. If any complaints, contact the City of Centennial at (303) 325-8000.
 - b. Committee took a field trip to the Streets at South Glenn including the library. Grand Opening is the end of August.
 - c. Code Enforcement workshop on Tues, 25 Aug, 7 pm at the City bldg
 - Survey on city website that contains information on 6 new proposed ordinances.
12. Next meeting is Monday, 14 September 2009, at Creekside Elementary School, at 7pm.

The meeting adjourned at 8:45 pm.