

**Chapparral 480 Homeowners Association
Board of Directors Meeting**

**Minutes of the Special Joint meeting held:
Monday September 11, 2006
Creekside Elementary**

Call to Order

The meeting was called to order at 7:09pm.

BOD Members in Attendance:

Jim Harrington, MaryAnn Neumann, Randy McCurdy, Joni Hibdon, Terri Lash,
Juergen Kuebler

Chapparral Metro District Members in Attendance:

Lou Hurtado, Doyle Tinkey, Garry Cornish, Jim Neumann and Cathy Noon

Current Business

HOA Housekeeping Items

- I. The minutes for the August 2006 meeting were approved.
- II. HOA Communications
 - a. Chapparral Newsletter contents, timing and delivery options were discussed. The Board approved having the newsletter delivered via first-class mail versus bulk mail.
 - b. Update regarding Chapparral Website (www.chapparral.org) was provided. The website is live and includes various sites for community members to visit. Residents of Chapparral will continue to receive communications regarding this website.
- III. Architectural Control
 - a. Discussion regarding residents who are not compliant with City of Centennial code and Chapparral covenants took place.
 - b. Community Property Management resigned. The ACC will assume responsibility for contacting non-compliant residents.

Joint Meeting

- I. The Water System Status was provided by Lou Hurtado on behalf of the Centennial Metro District (CMD).
- II. Merger with ACWWA water supply status. The Chapparral Metro District provided a thorough update regarding a possible merger with ACWWA to ensure future water supply.
 - a. HOA Support was requested by Chapparral Metro District, to consider this merger.
 - b. Ballot Schedule. Should changes be made to our current water supply, an election will occur in 2007. The Chapparral Community will receive educational information through written communications and town hall meetings.
- III. Metro District Financial Presentation was provided and included an update regarding:
 - a. Balance Sheet
 - b. 2006 Summary of Expenditures
 - c. 2007 Budget or Projected Revenues/Expenditures
- IV. HOA Financial Presentation was provided and included an update regarding:
 - a. Balance Sheet
 - b. 2006 Summary of Expenditures
 - c. 2007 Budget or Projected Revenues/Expenditures

- V. HOA and Metro District Roles and Responsibilities were briefly discussed.
- VI. Entrance Improvements were discussed. Those in attendance agreed that the entrances of the Chapparal Community need to be improved. Expenditures and property rights were discussed.
- VII. Pool Activities and HOA Feedback. The HOA and residence in attendance provided extremely positive feedback regarding the Chapparal Pool.
- VIII. Christmas Light Expenditures and responsibility for costs (Centennial Metro District or HOA) was discussed.

Next HOA meeting will be held on October 9, 2006 at 7pm at Creekside Elementary School.

The meeting was adjourned at 8:55pm