

Chapparal 480 Homeowners Association Board of Directors Meeting
Minutes of the regular meeting held:
Monday, 10 September 2007
Creekside Elementary School

Call to order: 7:05 pm

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

Other attendees: Sue & Ken Brunk, Nadir & Roxanne Monis, Jeneane Furstenberg, Doug & Joyce MacCarthy, Phil Bucher, Cathy Noon, Garry Cornish, Kyle Kucharski, Jeff Patton, Randy Hice, Travis Dickmann, Juergen Kuebler, Dick Thu, Zev Barnett

1. Chenango Gated Community Initiative – John Specht, Chenango HOA Board President
 - a. Not being considered to punish neighboring Centennial communities, but rather to handle the marked increase in traffic due to multiple factors: commuters avoiding Parker/Arapahoe intersection, Southlands and Broncos Parkway traffic
 - b. Chenango streets not built to handle thoroughfare traffic – narrow, no sidewalks; kids play in streets
 - c. Looking at flexible solutions – manned or automatic gates (Jamison and Long), designated hours; stickers for neighboring communities.
 - d. City of Centennial owns roads and will discuss week of 17 Sep whether subdivisions can use their own \$\$ to make subdivision road improvements
 - e. Homeowners asked whether Chenango HOA had considered a class action suit against the City of Aurora since they're growth has created this situation.
2. The minutes for the August 2007 meeting were approved as written.
3. Treasurer's Report.
 - a. Routine expenses paid (legal retainer, website maintenance, newsletter)
 - b. 6 dues outstanding; certified letters sent – 30 day response required or a property lien will be filed
 - c. HOA investments include 2 CDs (\$50K for 3 mos at 5.05%; \$50K for 1 year at .15%); our Money Market Fund yield is 4.99% with a balance of \$10K or greater
 - d. The financial statements were approved as submitted.

4. Chapparal Metro District (CMD)

a. ACCWA transfer still on course for Nov 07 vote. (Remember, this initiative has a separate ballot in Nov.) TOWN FORUM #2 will be held on Mon, 24 Sep, 7 pm at Creekside Elementary. Go to our website under Document Library/Metro District for detailed information on the proposed transfer.

b. A1 well went down again – motor shorted out (took out controller for D1 as well due to serial wiring). Fix options being considered.

c. Winterizing of pool and clubhouse in progress.

d. Fall tennis court clean up in Sep; windscreens to go up in early Oct.

e. Plan to turn off water for irrigation at pool in early Oct.

f. A separate mailing announcing ACWWA TRANSFER TOWN FORUM #2 was approved. Look for it the week of 17 Sep.

5. CenCon –

a. Visioning survey underway.

b. Home Rule and Charter Commission will be voted on in the Nov general ballot.

c. New city manager was recently appointed.

d. Sign ordinance re: signs on right of ways now approved.

e. Southglenn Redevelopment (University and Arapahoe Rd)

1. Asbestos in building caused delays

2. Sale of finance company occurred

3. Opening in Oct 08

f. Cornerstar (Parker and Arapahoe) – residential being built first

g. Citizen's Public Safety Academy --- see separate article

h. Arapahoe Parks and Rec received \$600K in grant \$\$; a portion to be used to complete bike path between Tower and Buckley

6. Communication

a. Oct newsletter inputs are due Sun, 16 Sep.

b. 2 bids for website maintenance received; under evaluation.

c. Only 2 submittals received to date to rename our newsletter and redesign of our newsletter banner.

7. Architectural Control

a. 9 applications received for home improvement (8 were approved; 1 could not be dispositioned)

b. 9 violations exist (3 repeat offenders); letters w/accompanying photos to be sent to homeowners per our SB 100 policy; fines and liens will be imposed, as appropriate

c. Discussion occurred on RV storage/usage during the summer, dumpster and pod storage times. More clarification to follow.

8. Entrance Update – kickoff meeting held 11 Sep at 7 pm; in the process of recording easements; plan forward in work.

9. Traffic Calming/Control Update
a. 7/19 communities selected for study; we were ranked #6 after the data was compiled; the difference between #1 and #4+ was significant
b. Communities/subdivisions can fund measures IAW Centennial's traffic calming manual

10. Covenant Review Update – The Board met with our attorney in late Aug; a 15-18 month process to update our covenant documents; plan to work after the ACWWA transfer vote in Nove 07.

11. Trails Update – there are a number of hurdles still to work through (contiguous areas, gully's, liability issues); the areas being considered are what is currently designated as horse trails

12. New Business

The sleigh ride is scheduled for Sun, 9 Dec. Need volunteers!!

13. Next meeting is Monday, 8 October 2007, at Creekside Elementary School.

The meeting adjourned at 9:05pm.