

Chapparral 480 Homeowners Association Meeting

Minutes of the Board meeting held:

Monday, 8 September 2008

Creekside Elementary School

Board members in attendance: Joni Hibdon, Terri Lash, MaryAnn Neumann, Randy Baham, Randy McCurdy, Bill Andrus

Other attendees: Tom Lash, Phil Bucher, Steve Cooper, Christopher Worley, Jean Worley

1. Call to Order: 7:06pm
2. Minutes from the June meeting were approved as written. One comment was made to keep to facts, not opinions. Articles for the October newsletter are due Fri, 12 Sep 08.
3. Treasurers Report
 - a. Reimbursement made to Lou Hurtado for the east sign painting; expensed in the misc account
 - b. Need to amend budget to (1) account for postage stamp increase for newsletter, (2) legal costs for community document review and (3) legal retainer fee (\$400 for general business)
 - c. Website fee increased \$2/month
 - d. The room rental fee at Creekside costs \$5 more every time we change it from the original contract. The Board has reserved it every Wednesday until Dec. 17 (except for Oct. 22 & 29, due to Fall Break).
 - e. 3 dues currently outstanding; 2nd notices sent certified
 - f. 3 status letters completed to date
 - g. Interest accruing in accounts is less due to market decline
 - h. RE: CDs – motion approved to put \$50K in a 6mo-1 yr CD and another \$50K in a 1.5-2 yr CD thru our Compass broker account. Note: We are required to invest funds in either FDIC insured accounts or government backed securities (i.e., Treasury Notes) per our Operating Policies and Procedures. Draft budgets for 2009 will be submitted in the next 2 months.
4. Architectural Review Committee (ARC)
 - a. Welcome Committee made 2 visits to new homeowners
 - b. 12 homes are for sale in Chapparral 2-3 of which are foreclosures; 2 for rent
 - c. A request for an exterior improvement will be coming at the Oct meeting
 - d. More discussion occurred on roofing guidelines in light of another dimensional shingle replacement request. Our attorney will be contacted

to get the latest on Senate Bills. We will rerun the draft community guidelines in the Oct newsletter. Goal is to maintain the “high-end” feel, acceptable cost and no structural modifications to roof required on replacement.

- e. We haven’t sent any new covenant violation notices in the last 2-3 months. Great trend – thanks to all our homeowners for adhering to our community documentation.
- f. There are two homeowners who have been storing their boat & trailer in their driveways all summer despite the covenants, even after receiving notice(s) from the HOA.
- g. Most important role of the Board of Directors is to enforce our community covenants.
- h. REMINDER: Garbage cans must be stored out of view – do not leave in driveway or at curb between pickups.

5. Document Review Update

- a. 2nd draft of updated documents from attorney is forthcoming – expect weekly Wed meetings starting 17 Sep to continue with updates, 6:45-9pm. Need to ensure focus, rigor and consistency.
- b. Town Halls over the next several months will provide a forum to learn about the document updates. An executive summary along with the updated documents will be provided at the time of vote (TBD). 2/3 of the homes will have to approve the new covenants for them to be legally binding; a no vote means our current covenants remain in effect.

6. Refuse/Recycling

- a. Randy Baham provided a comprehensive overview of the trash industry and trends in response to our consideration of having one provider in Chapparal. Charts will be posted on our website.
- b. Today, probably only 3-4 trash companies service our neighborhood.
- c. Board consensus was to not pursue a common trash company at this time due to logistics of bill paying, lack of competition.

7. Chapparal Metro District (CMD)

- a. Flu shot clinic on Sat, 13 Sep. See website and mass email for details.
- b. Easements for the entrance signs still in progress. Expect closure within the next month.
- c. Pool closed on Labor Day; winterizing forthcoming.

8. CenCon Update – NTR

9. Communications Update

- a. Oct newsletter articles are due Fri, 12 Sep 08
- b. Will investigate number of hits to our website; we average between 8-10/day.
- c. Action to gather information on alternative website managers.

10. 4th of July Parade Followup

- a. Catering the event was a great idea!!
- b. Yummy food -- need more soft drinks next year,
- c. Tub for watermelon and beverages will be stored at the pool

11. Entrance Improvements

- a. Jim Harrington, Joni Hibdon and Jim Neumann will meet on Tues, 9 Sep to discuss temporary changes and upgrades. CMD will own the easements.
- b. Items to consider: cost, corner elevations, landscaping, portability/removeable
- c. Recognition that painting and landscaping are not enough to keep up property values in the short-term

12. 2008 Sleigh Ride

- a. 7 Dec 08

13. New Business

- a. Douglas County Septic will be advertising in our newsletter; Honey Bee also services homes in our community. Recommendation is to pump your septic tank every 3-5 years depending on number of persons in your household.
- b. Management company topic was raised again (firms offer a variety of services – website mgt, newsletter publication, financial, community document repository). A primary consideration is for consistency of record within the community when and/or if volunteerism drops off. The HOA Board focuses on covenant enforcement and social activities; the CMD is in charge of the pool, entrances and open areas. Board consensus was to not pursue at this time.
- c. A question was posed about combining the two community boards. Action to check on legality, possibility, etc.

14. Next meeting: Monday, 13 Oct 08, 7pm at Creekside Elementary.

Meeting adjourned at 9:25pm.