

Chapparral 480 Homeowners Association Meeting

Minutes of the Board meeting held:

Monday, 14 September 2009

Creekside Elementary School

1. Call to order: 7:05 pm.

Board members in attendance: Joni Hibdon, Mary Ann Neumann, Christopher Worley, Bill Andrus, Terri Lash, Randy Baham

Other attendees: Doug MacCarthy, Jean Worley, Phil Bucher, Jim Noon, David Hayutin, Jim Hanley, Ken Brunk, Gerry Weaver, Marina Goldberg, Ken Auser

2. The minutes for the August 2009 meeting were approved with one correction. Para 6.d was to be stricken from the minutes (6 approved, 1 abstention).
3. Treasurer's Report – Mary Ann Neumann
 - a. Five 2009 dues still outstanding
 - b. As of 31 Aug 2009, 6 properties have sold in Chapparral
 - c. Financials approved as submitted
 - i. Interest and late fees collected on late dues payments
 - ii. Still need outstanding 4th of July expense receipts
 - iii. Trash roll-off paid
 - iv. Creekside rental for 09-10 paid
4. Communications Update - Terri Lash
 - a. Go to www.chapparral.org to view articles of interest between monthly newsletters
 - b. Articles for Oct newsletter due COB, Fri, 18 Sep 09.
 - c. Bill Andrus will draft article for Oct newsletter on barking dogs and City of Centennial Code Enforcement information.
 - d. Requests from Board members to have training to access and post information on the website – Terri Lash to provide 1:1 training.
 - e. Board members would like to have the ability for homeowners to contact them with the 'chapparral.org' extension. Phil Bucher will set-up.
5. Architectural Control Committee – Phil Bucher
 - a. IREA has begun to paint rusted transformer boxes in our subdivision
 - b. 3 requests approved (2 exterior paint, 1 deck repainting)
 - c. ACC had initial discussions with tennis court lot owners about house plans
 - d. HOA Board membership on the ACC – Joni Hibdon
 1. The governing documents update has revealed our practices have not necessarily been in alignment with our documents (conscious decisions over the years due to lack of volunteers, primarily)

2. Our declaration states 3 members on the ACC (not the 7 we currently have)
3. The HOA Board has approved a Board member being one of the 3 ACC members to facilitate ACC/Board communication (this was endorsed by our attorney)
4. ACC Board will consist of a Chairperson, HOA Board member and Homeowner
5. Proposed governing document updates are recommending modifying ACC membership be comprised of a “minimum of 3 members.”
6. Concerns were expressed about small number, getting a quorum, and turning away volunteers
7. Suggestion made for ACC to consider an advisory committee

e. Nominations and selection of the 3 ACC members

- i. The HOA Board asked current ACC members and HOA Board members if they were interested in being a candidate; 4 expressed interest – Phil Bucher, David Hayutin, Christopher Worley and Bill Andrus.
- ii. ACC will determine the Chairperson
- iii. ACC role clarity – per our governing documents, they are responsible for architectural review and approving exterior improvements (The HOA Board is responsible for covenant enforcement)
- iv. Motion to approve Phil Bucher, David Hayutin and Christopher Worley approved unanimously.

6. Chapparal Metro District (CMD) – Gerry Weaver

- a. Annual audit completed without comment.
- b. CMD budget due in Oct
- c. Discussion occurred regarding cell tower leases and expiration/renewal of such leases.
- d. ACWWA is responsible for tennis courts – CMD to put together a roles and responsibilities sheet for CMD and ACWWA
- e. Randy Baham agreed to attend next CMD meeting and convey community concerns

7. Coyote Awareness – Christopher Worley

- a. Very quiet over the last month
- b. Committee members are Christopher Worley, Spencer Gardner, Brian

Ollila, Brent Felker

- c. Will continue with property and coyote incident data gathering for correlation purposes
- d. The City of Centennial has offered to attend a future HOA meeting to listen to homeowner concerns and to provide additional coyote education awareness.

8. **Trash Roll-off**

- a. Will be held on October 10 and 11, 2009

- b. Guidelines will be published in the Oct newsletter. Volunteers needed – contact Cory Bromley at (303) 699-6707 or cbromley@markwest.com.
- 9. New Business
 - a. Next document review meeting is Wed, 22 Sep, 7pm. Work continues to reconcile governing documents with state law and community policies and procedures
 - b. **Sleigh Ride is Sat, 6 Dec.** Look for the article in the Oct newsletter.
 - c. Traffic calming measures will be discussed at the Oct HOA Board meeting
 - d. Cory Bromley to present legal fee review assessment and recommendations at Oct HOA Board meeting
- 10. Next meeting Chapparal HOA Meeting will be held on Monday, 12 Oct 2009, at Creekside Elementary School, at 7pm.

The meeting adjourned at 9:10 pm.