

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

**Minutes of the regular meeting held:  
Monday, October 9, 2006  
Creekside Elementary**

**Call to Order**

The meeting was called to order at 7:04pm.

**BOD Members in Attendance:**

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

- I. The minutes for the September 2006 meeting were approved as amended.
- II. MaryAnn Neumann, Treasurer, presented the Treasurer's report – no notable changes to this month's financial statements.
  - a. Centennial Property Services forwarded a bill in the amount of \$325 for payment. Payment has been approved by the HOA Board.
  - b. Chapparal 2007 budget will be reviewed for adoption in November.
  - c. MaryAnn provided an update regarding SB 05-100 or SB 06-89 which is a "clean-up" bill for SB 05-100, which became applicable on May 26, 2006, although certain portions become applicable on January 1, 2007. It will be necessary to add a policy regarding Alternative Dispute Resolution. At the meeting, Jim Harrington, the HOA President approved the financial maximum to create the new policy.
- III. Chapparal Metro District Report was presented by Garry Cornish.
  - a. A water report was provided. The Metro District and ACWWA IGA met to discuss areas for review and agreement for a future partnership.
  - b. Operating on one pump right now. Taking one pump out for maintenance during the winter. Not sure what we will do with the A1 well – plan on running additional flow tests to ensure full operating capacity. ACWWA IGA is aware of the condition.
  - c. Working toward a vote of homeowners regarding ACWWA IGA in May 2007 regarding conditions and agreements.
- IV. HOA Communications
  - a. Chapparal newsletter was discussed. Will continue to evaluate our options regarding delivery and timing of the newsletter. Terri Lash will investigate other options.
  - b. Update regarding Chapparal Website ([www.chapparal.org](http://www.chapparal.org)) was provided. The website is live and includes various sites for community members to visit. Residents of Chapparal will continue to receive communications regarding this website. Currently have 20% of the homeowners on the website. Looking at additional avenues for encouraging residents to sign-up and participate on the website. Phone campaign, door-to-door communications.
  - c. Service provider list concept being created and will be posted on the website.

- V. CenCon – no report provided.
- VI. Entrance improvement for the community continues to be of interest to the Chapparral HOA. Continue to evaluate options.
  - a. The three volunteers who offered to focus on this project are Juergen Kuebler, Dennis Hibdon, and Terri Lash. Approved budget of up to \$3,000.
- VII. Board Vacancies: Fletcher and Harrington Board terms end December 2006.
  - a. HOA Board needs to consider future volunteers for the 2007 HOA Board.
- VIII. Architectural Control
  - a. ACC Report – Dennis and Juergen will categorize those areas that are important to the community to ensure that we protect the value of the community. Need to send letters to each homeowner to encourage enforcement of the community covenants.
  - b. What action will the HOA Board support for non-compliance with violation notices? The HOA Board will enforce non-compliance and will be willing to charge new fees in support of these requirements.
  - c. Discussion: Should we seek voter approval of a larger HOA dues increase? If it going to be a general assessment hearing, there has to a campaign and reason for raising the dues. There has to be a 2/3 vote. Bring up with the 2007 HOA Board. For 2007 dues, we will increase by the maximum 5%.
- IX. New Business
  - a. No new business was introduced.

Next HOA meeting will be held on November 13, 2006, at 7pm at Creekside Elementary School.

The meeting was adjourned at 8:55pm.