

Chapparal 480 Homeowners Association Board of Directors Meeting
Minutes of the regular meeting held:
Monday, 8 October 2007
Creekside Elementary School

Call to order: 7:05 pm

Board members in attendance: Joni Hibdon, Randy McCurdy, Terri Lash, Mary Ann Neumann, Bill Andrus.

Other attendees: Sue & Ken Brunk, Phil Bucher, Cathy Noon

1. The minutes for the September 2007 meeting were approved as written. Thanks to Randy McCurdy for a tightly run Sep Board meeting and adhering to the schedule.
2. Treasurer's Report.
 - a. Our two new investment CDs are reflected in the financial statements (3 month and 1 yr CD)
 - b. 3 dues remain outstanding
 - c. Miscellaneous expense includes the postage for the mailing about ACWWA Town Forum #2 in late Sep
 - d. The bill for legal review of our community documentation was received.
 - e. The financial statements were approved as submitted.
4. Chapparal Metro District (CMD)
 - a. ACCWA merger is still on course for 6 Nov 07 vote. (Remember, this initiative has a separate ballot in Nov.) ** INITIAL VOTER INFORMATION WAS INCORRECT (DISCARD). **VOTER INFORMATION CORRECTION NOTICE with summary page WAS MAILED week of 8 Oct. Our annual payment to ACWWA will be \$147K/year (not \$4.14M/yr) and it is NEW DEBT (not a bond).** Go to our community website (chapparal.org) under Document Library/Metro District for detailed information on the proposed transfer. **Ballots will be mailed the week of 15 Oct.** To approve this agreement you must **vote YES on BOTH questions. Ballots must be RECEIVED (NOT postmarked) by RS Wells NLT Tues, 6 Nov, for your vote to count.**
 - b. We had a water leak on Briarwood near the old tennis court, pipe was fixed for \$10K. Thanks to the residents who had to endure a 2-3 day water outage.
 - c. All open space is currently being mowed.
 - d. The pool has been winterized; the poolhouse heater was replaced

- e. CMD is getting architect input on refurbishing the poolhouse (flooring, showers, etc).

5. CenCon –

- a. There will be a mail-in ballot for Arapahoe County this year. Home Rule and Charter Commission will be voted on in the Nov general election. Need to vote for up to 21 of 35 candidates.
- b. The City will have a new website in early Nov 07
- c. Parker and South Metro Fire Districts are exploring merging
- d. “Planning 101” workshop, 7 Nov, 6-9 pm, City Chambers on Euclid. This is a toolkit for the public to understand the City’s planning process

6. Communication

- a. 2 bids for website maintenance received; under evaluation by the Board.
- b. 3 individuals submitted banner redesign and newsletter names. Copies will be distributed to Board members and discussed at the Nov Board meeting
- c. We will have a table at the Sleigh Ride for community email signup
- d. Oct newsletter included an Arvada ad insert which we unknowingly paid for; secretary contacted our publisher and revised bill was sent.

7. Architectural Control Committee

- a. 5 new applications were received (4 were approved; 1 was after-the-fact and approval was declined)
- b. 4 covenant violations were brought to the Board; fine and/or lien letters will be sent per our community policy
- c. Reminder: please follow City of Centennial Code for weed height and mow, as appropriate, to reduce fire hazard and keep our community values up
- d. Thanks to all the homeowners who have corrected their ACC violations!

8. Covenant Review

- a. Last week, the Board and ACC met to review the legal questionnaire our attorneys sent us; we will provide feedback to our attorneys to assist them in revising our documents based on the needs of our community
- b. Updating our community documents is a multi-step, 18-month process that will be our number 1 priority after the first of the year.

9. Sleigh Ride (Community Open House)

- a. Sunday, 9 Dec 07, 5-8pm

- b. Need volunteers (beverages, popcorn, email signup, set-up, barricades, cookies). Contact a Board member if you're interested.
- c. The Board is investigating hiring off-duty policemen or security service personnel for assistance during the Sleigh Ride

10. Other Updates/New Business

- a. Entrance
 - i. Easements surveys by the CMD have been completed and the 4 corner lot owners at the entrances to Chapparral will be contacted soon
 - ii. The committee is working on the design (soliciting bids)
 - iii. The CMD has not yet voted on the request from the HOA to contribute \$\$ to the entrances. The CMD is waiting for the entrance easements to be conveyed by the owners to the CMD first.
- b. Traffic Calming – The new City regulation is being reviewed for options in our community; more in Nov
- c. Look for information and fact sheets in the mail and on the website discussing the proposed ACWWA agreement and vote in Nov 07, courtesy of individual homeowners. **Both questions on the ballot must be voted “for” if the ACWWA merger is to pass.**

11. Next meeting is Monday, 12 November 2007, at Creekside Elementary School.

The meeting adjourned at 9:05pm.