

## **Chapparral 480 Homeowners Association Meeting**

Minutes of the Board meeting held:

Monday, 13 October 2008

Creekside Elementary School

1. Call to order: 7:05 pm. The Board President made a few introductory remarks. Three major topics are on the agenda: (1) a dialogue on roofing guidelines, (2) community entrance committee report and (3) community document review update.

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

Other attendees: Phil Bucher, Christopher Worley, Steve Cooper, Jeff Patton, Bryan and Darla Ollila, Jean Worley

2. The minutes for the September 2008 meeting were approved as written. Future newsletters will contain only a summary of the meeting minutes; the full minutes will be posted on our website.
3. Treasurer's Report.
  - a. There are 3 outstanding dues payments for 2008 (2 owners moved; 1 a rental);
  - b. 5 status letters to date; foreclosures requiring more legwork by Mary Ann; status letters allow us to collect delinquent dues upon sale.
  - c. Budget income will be lower due to decreased interest rates; postage rate has gone up for newsletter.
  - d. CD Updates -- \$45K in a 9-mo CD at 4%; \$51K in an 18-mo for \$4.25%; 14K remains in our Money Market account with \$1K in checking.
  - d. The financial statements were approved as submitted.
  - e. A draft 2009 budget will be presented at the Nov meeting.
4. Architectural Review Committee
  - a. 2 requests – 1 for new windows and doors, same color scheme; the 2<sup>nd</sup> for repainting; a 3<sup>rd</sup> for roof replacement was approved via email by the Board members
  - b. Multiple homes for sale in the community (~12)
  - c. A handful of repeat out of compliances still exist; will discuss this further in context with the document review update (storage of recreational equipment in driveways, rock/landscaping piles, livestock, trash bins,
  - d. Roofing discussion
    - (1) a link to a community roof opinion survey is posted on our website; 11 responses to date; over 75% indicate supportive of multiple roof types (diversity within the neighborhood)

(2) there has been 6 years of roof guideline dialogue and research at HOA meetings; the debate will stop shortly and a decision will be made at the Nov 08 Board Meeting

(3) Board's responsibility is to protect our property values (per the CC&Rs)

(4) Current CC&Rs indicate shake roofs and others as approved by the Board

(5) 2 roof replacements with dimensional, architectural grade asphalt shingles (not 3-tab) have been approved this year

(6) Do not use a Board member's name and/or phone number on individual community flyers unless coordinated with them first

(7) We need to be able to talk to people openly, respectfully and thoughtfully on topics related to our community

(8) Per the President, the community complains mostly to her on landscaping issues, home exteriors and RVs.

(9) 20 years ago, shakes were the elite roof; today new technology provides other options and new trends

(10) Lots of parameters to consider when replacing a roof: safety, environmental, construction

(11) Be careful of categorical exclusions when drafting guidelines

(12) Community wants guidelines to make well-informed decisions; need to focus on "what is acceptable" versus "what is right."

(13) There are a number of products on the market for dimensional, architectural grade shingles (Certaineed, GafElk) – discussion about minimum weight of shingles to require vs need for structural modifications to roofs

(14) If want to compare different roof styles, go to Fowler and Peth's showroom at 4795 Forest St in Englewood, (303) 388-6493.

(15) No vote today by HOA Board of Directors; encourage homeowners to go to website and complete roof opinion survey thru 31 Oct 08.

## 5. Entrance Improvement Committee Update

a. On-line meeting held; 6/7 members participated including the chairman. Recommendation to HOA Board was to paint both entrance signs in earth tones as a short-term measure for the next 12-18 months. Also, committee said discussion occurred about removing the current entrance signs in order to stimulate new entrance progress. Board meeting discussion centered around concern with removing community identity even if the signs are outdated.

b. It is likely there will be bond decision in Summer 09; if no bond, entrance design and construction bids will commence; if a bond, we'll know the results in Nov 09 and will proceed, as appropriate, based on election results.

c. Motion approved for committee to provide recommendation to Board on removal of current signs or painting both signs in earth tones.

d. Long-term consideration for the committee is whether new signs can be removable to allow for placement in the short-term if road widening continues to be 5-10 years away.

e. Three of four corner easements have been signed; expecting the 4<sup>th</sup> easement shortly.

f. Remember, community entrances belong to the CMD – their intent is to plant more flowers next Spring and are supportive of the HOA Board.

#### 6. Document Review Update

a. Standing committee meeting every Wed evening, 7-9pm, at Creekside Elementary starting 5 Nov 08.

b. When we started last Fall, planned to do a wholesale update to the community documents

c. Quickly became apparent that certain contentious topics could derail the approval process, so now updating on a phased approach.

(1) baseline current community documents to be in accordance with State legislation (Senate Bills) and remove references to the Chapparal Metro District (CMD) and publish guidelines for flexibility

(2) work more contentious issues

d. Redlined documents will be available from attorney 1 Nov, so next Wed meeting is 5 Nov.

#### 7. Chapparal Metro District (CMD) - NTR

#### 8. CenCon –

a. Open space committee reconfigured as a Board

b. Public hearing on city budget on 3 Nov, 7 pm

c. New City Center opens on 20 Nov; Open House on 6 Dec, 10-3

d. City of Centennial will start collecting sales tax on 1 Jan 09

e. IKEA retailer to construct 400K sq ft store south of Dry Creek along west side of I-25; ECD is 2010

#### 9. Communication

a. Newsletter articles are due the Friday following the Board meeting (17 Oct)

b. Check the website home page for near-term news items that are not timely for the newsletter.

c. New website options to be presented at Jan 09 meeting.

#### 10. New business

There have been a number of recent attacks by packs of coyotes within Foxfield, Chapparal and Antelope including those on large dogs (75 lbs) and in daylight. We are contacting surrounding communities to help us in an assessing the situation (is this an anomaly or the future state); we are also talking to the Division of Wildlife about education and ways to assist the community in creating

a balance between safety and living with wildlife. PLEASE be observant of our surroundings and pay particular attention to young children and pets.

11. Next meeting is Monday, 10 November 2008, at Creekside Elementary School, at 7pm.

The meeting adjourned at 9:30 pm.