

Chapparal 480 Homeowners Association Meeting

Minutes of the Board meeting held:

Monday, 12 October 2009

Creekside Elementary School

1. Call to order: 7:04 pm.

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

Other attendees: David Hayutin, Cathy Noon, Gary Cornish

2. The minutes for the September 2009 meeting were approved as submitted.
3. Treasurers Report – Mary Ann Neumann
 - a. Four 2009 dues still outstanding; certified letters sent per our policies (2 2-yrs old; 2 other)
 - b. Financials approved as submitted
 - i. Reduced trash roll-off line item by \$650 (unanimous Board vote)
 - ii. 4th of July picnic line item increased \$200 to cover additional food expenses (unanimous Board vote)
 - iii. Expense for camera for coyote tracking approved and allocated to Coyote Mgt (unanimous Board vote)
 - iv. Preliminary HOA budget will be available at Nov 09 meeting; vote will occur in Dec 09
 - v. MaryAnn to type donation letter for services provided by coyote expert in den location.
4. Communications Update - Terri Lash
 - a. Go to www.chapparal.org to view articles of interest between monthly newsletters
 - b. Articles for Oct newsletter due COB, Sat, 17 Oct at noon.
 - c. Bill Andrus to take minutes for Terri at Nov Board meeting
 - d. Dec newsletter inputs due 10 Dec (after our monthly meeting), so will consider a smaller newsletter or other options.
 - e. Website discussion occurred – cost vs community benefit; tool for information; “push” vs “pull” with respect to upcoming document review
5. Architectural Control Committee – David Hayutin
 - a. 2 items approved (geothermal heat and roof request)
6. CenCon – Cathy Noon
 - a. Open Houses for City Land Code Development Rewrite, 24 Oct, 10-noon, Grandview HS – discusses setbacks, signage, code. New land code to be adopted by the City of Centennial in Dec 09.
 - b. Code Enforcement Workshop cancelled

- c. Election ballots to be mailed week of 12 Oct; due back NLT 7pm, Tues, 3 Nov 09.
 - d. City of Centennial Community Identity and Signage meeting on 13 Oct 09, 8pm at South Metro Chamber of Commerce, University and Arapahoe Rd.
 - e. NW corner of Parker Rd and Arapahoe construction – Bank, liquor store, maybe a bowling alley.
7. Chapparral Metro District (CMD) – Gary Cornish
- a. Minor vandalism occurred at the pool late Summer
 - b. New pump station to be built at back of tennis court by pool (10 ft too high); out for bid and contractor selected; construction to begin in Oct 09
 - c. 2nd shade sail installed at pool for next Summer; lots of positive comments about the shade sails
 - d. Nov is the CMD budget meeting
 - e. Suggestion made, discussion of and approval of rotating HOA Board member attendance at the monthly CMD meetings
8. Traffic Calming - Terri Lash
- a. The Board is considering several speed control measures within our community: center stripe line at curves; pedestrian, blind corner, deer and child crossing signs, crosswalks at school bus pickup/drop-off locations
 - b. Plan forward is for Terri to contact the City about costs of these measures and what the City will do/won't do
 - c. Bring results to Dec 09 Board meeting
 - d. Goal is for least obtrusive but most effective
9. Community Fall Cleaning (trash rolloff)
- a. Dumpster cancelled due to lack of community volunteers and extremely cold weather
 - B. Trash roll-off will be held next May in conjunction with the Community Garage Sale
10. Coyote Awareness & Management– Christopher Worley
- a. No meeting this month; coyotes have been quiet
 - c. Will continue with property and coyote incident data gathering for correlation purposes.
11. Document Review – Joni Hibdon
- a. Committee met Tues, 6 Oct and reviewed all 3 documents
 - b. Final committee review within the next month; comments will be provided to our attorney for incorporation
 - c. We will not pay for pdf to word conversion since the documents belong to the Board.
 - d. Updated document review community review timeline to be discussed at Nov 09 Board meeting (mailings, Town Halls, etc)
12. Covenant Compliance
- a. Review of current Community Policy and Procedure will begin
 - i. Board subcommittee includes Bill Andrus, Randy Baham and Cory Bromley
13. New Business

- a. **Sleigh Ride is Sun, 6 Dec.** Look for the article in the Nov newsletter.
 - b. 2010 Community Survey content under discussion to include priorities and goals.
 - c. Terri Lash to contact Sue Blair at CRS for mail ballot information in regards to our annual meeting in Feb 10.
 - d. Covenant violation discussed (trim painted without ACC approval); Board to send letter
10. Next meeting is Monday, 9 Nov 2009, at Creekside Elementary School, at 7pm.

The meeting adjourned at 9:00 pm.