

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

**Minutes of the regular meeting held:
Monday, November 13, 2006
Creekside Elementary**

Call to Order

The meeting was called to order at 7:55pm.

BOD Members in Attendance:

Jim Harrington, David Fletcher, MaryAnn Neumann, Randy McCurdy, Joni Hibdon, and Terri Lash

- I. The Minutes for the October 2006 meeting were approved as amended.
- II. MaryAnn Neumann, Treasurer, presented the Treasurer's report – no notable changes to October, 2006 financial statements.
 - a. Compliance Update
 - i. Information was provided regarding an ADR Policy to ensure SB 89 Compliance. BOD to approve policy direction at the December 11, 2006, meeting.
 - ii. Submitted proposal to pay \$195 for Hindman Sanchez to update four (4) of the seven (7) policies under SB100. Unanimous approval to cover the costs to update necessary policies.
 - iii. Both (i) and (ii) will be reviewed and decided upon by the December 11, 2006, meeting to ensure compliance by January 1, 2007.
 - b. Chapparral's 2007 HOA budget proposal #2 was unanimously approved as presented.
- III. Chapparral Metro District Report – no report was provided.
- IV. Sleigh Ride
 - a. An update was provided regarding the sleigh ride which is scheduled for December 10, 2006. Everything is on schedule; however, more volunteers are needed.
- V. HOA Communications
 - a. Newsletter evaluation. Terri Lash investigated other newsletter publishing alternatives. After review of other options, the Board agrees that working with Community Publishers for 2007 is currently the right thing to do for community newsletter communications.
 - b. The Chapparral HOA Website continues to develop.
 - c. Community Directory information will be gathered in February, along with the 2007 Community Dues notices. The Community Directory will be updated and distributed to residents in early 2007.
- VI. CenCon Report was submitted –
 - a. Update regarding the Parker Fire District was provided.
 - b. The new Storm Water Authority will be in operation January 1st. A monthly fee will be assessed to city residents.
- VII. Board Vacancies: Fletcher and Harrington Board terms end December 2006.
 - a. HOA Board needs to recruit two (2) volunteers for the 2007 HOA Board.
 - b. David Fletcher will consider staying on the HOA Board if we only receive one interested community member.
- VIII. Architectural Control
 - a. ACC Report – Joni provided an update regarding requests for home improvements and letters that have been sent to neighbors who are non-compliant.
 - b. Terri Lash reviewing information for the entrances.
- IX. New Business
 - a. No new business was introduced.

Next HOA meeting will be held on December 11, 2006, at 7pm at Creekside Elementary School.

The meeting was adjourned at 9:03pm.