

Chapparral 480 Homeowners Association Board of Directors Meeting

Minutes of the regular meeting held:

Monday, 12 November 2007

Creekside Elementary School

Call to order: 7:04 pm

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

Other attendees: Cathy Noon, Phil Bucher, Parker, Gina, Brian & Parker Cox, Christopher Worley, Brent Felker, Carol & Tom Kopecky, Cory Bromley, Cody McCutcheon, Ken Auser, Glen Calfee, Zev Barnett, Doug MacCarthy

1. The minutes for the October 2007 meeting were approved as written.
2. Treasurer's Report.
 - a. We are slightly over budget due to the directory printing and the miscellaneous postal expense for notices announcing the ACWWA Merger Town Forums.
 - b. 3 dues remain outstanding – liens will be assessed.
 - c. The Board will look at the preliminary 2008 budget at the Dec meeting
 - d. The financial statements were approved as submitted.
3. ACC Update
 - a. 4 applications for improvement/repairs submitted (new roof, repaint, window replacements); all were approved
 - b. Several repeat covenant violations exist (campers, unlicensed cars in driveways). A lengthy and spirited discussion ensued for the next 45 minutes. Comments included: requests for face-to-face contact or phone calls before first violation letter is sent and the effectiveness/challenges of different approaches; use reasonableness when deciding to send a violation letter; consider modification of covenants (need to bring them up to date) and Board activity to date with this process and outside counsel. Reviewed location of our CC&Rs on our website (www.chapparral.org) and the fact that all homeowners received a copy at closing when purchased homes in Chapparral. Obligations of the Board to enforce current covenants were covered as well as the 2/3 vote needed by homeowners to change Chapparral covenants.
4. Chapparral Metro District (CMD)
 - a. The ACCWA merger passed overwhelmingly. Thanks to all homeowners for their support of this ballot initiative.

- b. The pool house will be remodeled during the off season.
- c. Surveys of the corners for entrance easements are being completed in anticipation of updating the signs & landscaping
 - i. Jim Harrington is chairing the entrance update committee
 - ii. \$50,000 has been allocated by the HOA Board of Directors for the 4 corners; a similar amount has been requested of the CMD, but no decision to date.
- d. The back door on the tennis courts is missing – to be repaired.
- e. A community member has volunteered to empty the tennis court trash can (one to be placed there in the near future) if no one on the Metro Board would be willing to do so.

5. CenCon –

- a. Home Rule and Charter Commission was approved in the Nov election. 3 Mar 08 is the deadline for the charter to be drafted; 10 Jun 08 is the vote on the new charter. Cathy Noon was elected to the commission.

6. Communication

- a. 3 individuals submitted newsletter banner/logo redesigns and new newsletter names. Copies of submittals were distributed to Board members and will be discussed/voted on at the Dec Board meeting
- b. 2 bids for website maintenance were received; under evaluation by the Board.
- c. HOA mass emails are not getting through to some individuals; will research

8. Sleigh Ride (Community Open House)

- a. Sunday, 9 Dec 07, 5-8pm
- b. Need volunteers (beverages, popcorn, email signup, set-up, barricades, cookies). Contact Joni Hibdon at 303.881.4055 if you're interested.
- c. The Board has hired an off-duty policeman for assistance during the Sleigh Ride

9. Other Updates/New Business

- a. Next Covenant Update meeting with our attorney is late Nov/early Dec.
- b. CMD needs to look into Estancia easement encroachment onto Chapparal property near the old tennis courts
- c. A discussion regarding the current entrance signs occurred. The Board provided an update. Additionally, for the cost of paint supplies, Lou Hurtado has volunteered to restore our entrance signs to original design. The Board approved this expense.

9. Next meeting is Monday, 10 December 2007, at Creekside Elementary School.

The meeting adjourned at 9:07pm.