

Chapparral 480 Homeowners Association Meeting

Minutes of the Board meeting held:

Monday, 10 November 2008

Creekside Elementary School

1. Call to order: 7:10 pm.

Board members in attendance: Joni Hibdon, Mary Ann Neumann, Dan Stenersen, Bill Andrus

Other attendees: Other attendees: Phil Bucher, Linda Shaw, Brent Felder, Cathy Noon, Jim Neumann, Jean Worley, Chris Worley, Darla & Brian Ollila, Steve Cooper

2. The minutes for the October 2008 meeting were approved as written.
3. Treasurer's Report.
 - a. There are 3 outstanding dues payments for 2008
 - b. 2009 Proposed budget presented
 - i. Requesting additional funds for "document revisions"
 - ii. Increase in postage for newsletter mailings
 - iii. Dues for CY09 will be \$52
 - d. The financial statements were approved as submitted.
4. Architectural Review Committee
 - a. 1 request for a new deck was approved
 - b. The new dimensional, architectural grade shingle roof has been installed at 6741 S. Chapparral Circle West
 - c.1 continuing violation – boat/trailer storage; fines have been assessed
 - d.Results of online roofing survey can be found on website
 - (1) Survey indicates community is acceptable to multiple types of roofing materials (cedar shakes; stone coated steel; architectural, dimensional asphalt; concrete tile; clay tile; fire rated cedar shakes)
 - f. The President suggested we draft the roofing guidelines; a suggestion by a Board Member was made to create a list of acceptable materials. More discussion ensued.
5. Entrance Improvement Committee Update
 - a. Current signs will be painted shortly
 - b. Earliest Arapahoe Rd widening completion will be 2014
 - c. Entrance committee recommends going ahead with new entrance signs; they will get 3 bids. At the April 2009 meeting, residents can vote on their choice. Construction will begin in June 2009.
 - d. Board approved the Committee's recommendation.
 - e. Committee was commended for their work
6. Document Review Update

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

b. Completed review of Declarations & Covenants and will provide comments to attorney.

7. Chapparral Metro District (CMD)

a. Mill levy to change (see last month's newsletter article)

b. Monthly meetings are 2nd Tues of each month, 1500, at the Fire Station on Parker Rd

c. Pool house heater is being replaced.

8. CenCon –

a. City will be moving to their new offices on 24 Nov (13133 E. Arapahoe Rd)

b. The City will begin collecting sales tax on 1/1/09 (businesses)

c. Zoning rewrite will begin soon

d. Pets must be licensed (\$12/yr) if spayed/neutered; \$24/yr if not.

e. City encouraging animals be microchipped

f. Code enforcement meeting on 24 Nov at the Library Administrative Offices

g. Sheriff is instituting a web-based reporting system

9. Communication

a. Newsletter articles are due Friday (14 Nov)

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

c. ***Newsletter articles will be due on Tuesday, 9 Dec, for the Jan newsletter (Jan 09 newsletter inputs are due to the publisher on 10 Dec due to the Holidays!)

10. Sleigh Ride is 7 Dec 08, 5-8pm – same place as last year (Chapparral Cir W and Andes)

11. Next meeting is Monday, 8 December, at Creekside Elementary School, at 7pm.

The meeting adjourned at 8:50 pm.