

## **Chapparral 480 Homeowners Association Meeting**

Minutes of the Board meeting held:

Monday, 9 November 2009

Creekside Elementary School

\*\* There was no quorum, so at 7:15pm an informal meeting was held exchanging ideas for content of the next formal meeting. At 7:35pm, another Director arrived constituting a quorum. Formal meeting began.

Board Members: Joan Hibdon, Bill Andrus, MaryAnn Neumann, Christopher Worley

Other attendees: Tom Lash

2. The minutes for the October 2009 meeting were reviewed and a comment was made that we will not offer a Thank-You note to the coyote expert. Otherwise the minutes were approved as submitted.

3. Treasurers Report – Mary Ann Neumann

a. 4 dues unpaid; 1 owner is coordinating with Mgt Company to pay.

b. Expenses from used dumpster payment were assigned to 4<sup>th</sup> of July expense. Approved.

c. Proposed 2010 budget presented; similar to 2009 with costs added for covenant election and town halls. No vote.

d. Financial statements were approved as submitted.

4. Communications Update: Discussion about moving December meeting to 12/7 to allow more articles in Jan 10 newsletter (School may not be available 12/14 – no issue)

5. Architectural Control Committee - NTR

6. CenCon: Cathy Noon has resigned as CenCon rep, new rep being sought

7. Chapparral Metro District (CMD) – Tom Lash

a. Considering a different meeting time to allow more interested homeowners to visit.

b. ACWWA rate hearing, 11/12, 0900

8. Coyote Awareness & Management– Christopher Worley

a. Reminder to homeowners: report all coyote sightings on Centennial web site.

b. Discussion to ask CMD to cut brush that may hide coyote activities for correlation purposes.

9. **Sleigh Ride is Sun, 6 Dec, 5-8pm.**

i. Look for the article in the December newsletter.

ii. Need volunteers for preparation, during & cleanup.

iii. Reservations will be available starting 12/4 – contact Joni

10. New Business

a. Annual election for 2010 involves 2 Director positions.

i. To have a 3<sup>rd</sup> party conduct elections will cost \$1,000

b. CMD elections will in sprint 2010

c. Committee work continues on the covenant complaint process

11. Next meeting is Monday, 14 December 2009, at Creekside Elementary School, at 7pm.

The meeting adjourned at 8:30 pm.