



Chapparral Sage • A Publication of the Chapparral Homeowners Association • [www.chapparral.org](http://www.chapparral.org) • January 2015

## Chapparral HOA Board Meeting

Agenda: January 12, 2015

- Call to Order
- Pledge of Allegiance
- Introductions
- President Comments
- Review and approve Minutes of December 2014 Meeting.
- Treasurer's Report – Mary Ann Neumann
  - Financial Statements
  - Financial Reviews
- Community Activities Update – Rolayne Sellers
- Communications Update – Ken Brunk
  - Newsletter Update
  - Community Survey
- Legal Update – Pam Daiss-Sitzmann
- ACC Update – Jeff Patton
- Chapparral Metro District Report
- Cencon Report
- Old Business
  - Directory Discussion
  - Snow Plowing
- New Business
- Public Comments
- Next Meeting: February 9, 2015 at Creekside Elementary School.

**Chapparral HOA Board Meetings**  
**Mon., Jan. 12th • 7 p.m.**  
**Creekside Elementary School**

## Chapparral HOA Board Meeting Minutes

DECEMBER 8, 2014

The following community members were in attendance: Dan Hartman, LuAnn & Doyle Tinkey, Kent Sellers, Jim Noon, David & Jackie Anderson, Wayne Lauer, Terri Lash, Jim Neumann, Vera Matthews, Christopher Worley. Board members in attendance were Ken Brunk, Jim Harrington, Mary Ann Neumann and Rolayne Sellers.

Jim Harrington called the meeting to order at 7:05 p.m. and after the Pledge of Allegiance and introductions of those in attendance, he made a few president comments. The minutes were approved. Mary Ann Neumann presented the Treasurer's Report. Though we have yet to receive the final 2015 costs from Waste Management (note any increases will not exceed 3%) the 2015 budget was passed with some very minor modifications. Also the previous financial review, which lacked detail, was discussed. We will examine alternates to the past superficial financial reviews to determine how best to serve the community needs going forward while maintaining transparency and accountability for the HOA funds and expenditures. Rolayne Sellers reported that the Chapparral Community Sleigh Ride was a success on December 7, 2014. We appreciated the many neighbors (around 200) who attended and helped. A special thanks to Pam Daiss-Sitzmann and Doug Sitzmann for the use of their home. A thank you was given



to the many volunteers who contributed to this successful event. Ken Brunk discussed the plans for our community newsletter. We are recommending that we again publish our own newsletter so that we can have more Chapparral focus as well as a forum for more written input from the entire community. We will have volunteers work to make this a friendly and informative communication. The motion was made, seconded and passed that we will have the newsletter in place for February 2015.

Ken also suggested that we table for now the need to update our website until we can get other things done first. We will visit that item in a few months. The communications committee is working on a community survey that will go out with the dues notice. If anyone has questions they feel need to be included, please contact Ken Brunk. We will make sure that context is included for the neighbors to understand costs, legal limits, etc. There was also some discussion regarding the directory. The concerns about security, availability, and new state law requirements were discussed. This will be a topic of discussion in the January HOA meeting.

Wayne Lauer presented the ACC update. There were 3 requests approved this month and another pending a site visit.

Jim Neumann reported for the Chapparral Metro District. The Christmas lights are up at our entrance trees; the contract has been signed with the same company for the swim team; nothing new has been announced regarding the grading for Arapahoe Road. The design for the entrance will be available to homeowners at some future time. A suggestion was given that if the construction lasts one and a half years that we move the current signage for temporary benefits.

*continued on page 3*

**Chapparral Homeowners Association**

**Meeting, continued from front page**

Doyle Tinkey reported from CENCON that there are no current upcoming commercial projects that affect us. He can provide library and fire department information for our newsletters.

Under Old business Jim Harrington reported that our attorneys, Orten and Cavanagh, opined that it is legal to spend homeowner money to enforce covenants, including hiring an outside company to assist in this matter. A rather lengthy discussion ensued in which Christopher Worley, allegedly representing a group of unnamed homeowners, stated he questioned the correctness of the legal opinion regarding spending HOA funds on covenant enforcement even though under his tenure the HOA spent in excess of \$30,000 for just that item. He alleges that he was in error in supporting that spend and he now asserts the HOA has no authority to do so.

Ken Brunk responded to Mr. Worley that we're all aware when we moved into this community that it is a covenant controlled community. We intend to be reasonable in the process we use for enforcement. The previous board spent tens of thousands of dollars in covenant enforcement. The current board believes it is their responsibility to enforce the covenants. We will not tolerate threats or bullying or anonymity from homeowners. The plan will be to hire Community Preservation Specialists. They will identify potential violations and come to the board with them. We already have a process outlined in our by-laws to handle violations. Letters will come from the board and they will be friendly, not threatening. We will invite corrective action. There was a motion that we will include in our budget for 2015 the funds for covenant violations that was moved, seconded and approved.

Mary Ann Neumann then discussed what she had researched about snowplowing. We would need to amend our budget if this is something that the community wants based on the survey results. There are requirements that the snow removal company have a city contractor license and have a legal liability policy. Mary Ann submitted bids to four companies with various scenarios. Last year \$4,500 was spent on snowplowing from the HOA budget. Centennial has increased the number of snowplows so they are able to reach more communities. We are a Priority 2 on their lists. The HOA board will send a resolution to the city to include Briarwood in the plowing route.

**Public Comments:**

Doyle Tinkey asked if our attorneys are allowed to speak to homeowners or just the board members. He does not want us to use legal funds inappropriately. Jim Harrington said that we do not have a retainer with the firm and that money can only be used upon approval by someone in authority.

Chris Worley questioned the legal representation of the board and how we are spending funds. He presented his opinions with the details of covenants and what they are. He said that he loves our covenants and thinks others don't love them. He is disappointed that we are taking money away from recreation to spend our money to outsource the identification of covenant violations. Terri Lash thinks the majority of homeowners support covenant enforcement.

The meeting at adjourned at 8:50 p.m.

Next meeting will be January 12, 2015 at Creekside Elementary.



**Chapparral Homeowners Association  
Officers and Board of Directors**

**President:** Jim Harrington, jim.harrington@pfacolorado.com, 303-699-8272  
**Vice President:** Pam Daiss-Sitzmann, pamdaiss@aol.com, 720-935-2213  
**Secretary:** Rolayne Sellers rolaynesellers@gmail.com, 303-690-9142  
**Treasurer:** Mary Ann Neumann xjneumann@aol.com  
**Communications Director:** Ken Brunk kenbrunk@msn.com, 303-680-4034

**Newsletter Coordinator**

Vacant

**ACC Coordinator**

Jeff Patton ..... Jeff\_Patton@Edwards.com

**Chapparral Metro District Board Members**

**President:** Garry Cornish ..... gcornish@gcornish.com, 303-693-4431  
**Vice President:** Gerry Weaver... gnweaver@comcast.net, 303-699-6033  
**Treasurer:** Tom Lash ..... tom.lash@comcast.net, 303-617-9911  
**Secretary:** James Neumann ..... 303-690-6823  
**Director:** Steve Cooper ..... crengineering@msn.com, 303-807-3019

The Board meets the second Tuesday of the month at Fire Station #42 on Parker Road at 3:00 p.m.

The Chaparral Homeowners Association, a Colorado non-profit homeowners association, publishes the Chapparral Community Newsletter monthly. To submit articles, please call a Board member.

**Advertising**

The deadline for advertisements is the 15th of the month for the next month's issue except the Jan. issue which is Dec. 6th.

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*—Taylor Caldwell*

**ACWWA**

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**Chapparral 480 HOA  
Profit & Loss Budget vs. Actual:  
Jan-Nov 2014**

	Jan - Nov 14	Budget	\$ Over Budget
<b>INCOME</b>			
HOA Dues	15,393.02	15,431.00	-37.98
Interest-CD	193.88	100.00	93.88
Interest-Checking Acct	0.79		
Interest-Money Market Acct	113.55	35.00	78.55
Interest on Late Dues	9.90	20.00	-10.10
Late Fees	119.72	50.00	69.72
Lien Lawyer Fee	0.00	0.00	0.00
Status Letters	1,750.00	700.00	1,050.00
<b>Waste Management</b>			
Waste Mgmt-HOA Collections	28,210.98	27,598.80	612.18
Waste Mgmt-HOA Payments	-27,093.83	-27,598.80	504.97
Total Waste Management	1,117.15	0.00	1,117.15
Waste Management 2	0.00	0.00	0.00
Waste Mgmt-HOA Svc Fees	445.67	438.00	7.67
Total Income	19,143.68	16,774.00	2,369.68
<b>EXPENSE</b>			
Accounting	0.00	0.00	0.00
Bank checks	0.00	0.00	0.00
Cencon Membership Fee	30.00	30.00	0.00
Contingency***	0.00	5,000.00	-5,000.00
Creekside Room Rental	5.00	35.00	-30.00
Directory	315.00	300.00	15.00
<b>Discretionary</b>			
4th of July Event	445.70	2,000.00	-1,554.30
Trash Bin Rental	0.00	400.00	-400.00
Winter Holiday Event	0.00	3,500.00	-3,500.00
Total Discretionary	445.70	5,900.00	-5,454.30
DORA Registration	0.00	30.00	-30.00
Federal taxes	0.00	335.00	-335.00
Image Fee	25.00	60.00	-35.00
Insurance	804.00	900.00	-96.00
<b>Legal Fees</b>			
Retainer Fee/General Operat...	0.00	0.00	0.00
Statutory Compliance	0.00	500.00	-500.00
Legal Fees - Other	3,152.55	0.00	3,152.55
Total Legal Fees	3,152.55	500.00	2,652.55
Miscellaneous	415.28	48.00	367.28
Newsletter	1,700.00	2,400.00	-700.00
Postage/paper	274.99	400.00	-125.01
Review of Financials	2,000.00	4,000.00	-2,000.00
SB 1278	0.00	15.00	-15.00
Service Charge	0.00	15.00	-15.00
Snow Plowing	3,000.00	3,000.00	0.00
State Taxes	0.00	50.00	-50.00
Void Check	0.00	0.00	0.00
Web Site	704.40	710.00	-5.60
Welcoming Committee	43.96	100.00	-56.04
<b>TOTAL EXPENSE</b>	<b>12,915.88</b>	<b>23,828.00</b>	<b>-10,912.12</b>
<b>NET INCOME</b>	<b>6,227.80</b>	<b>-7,054.00</b>	<b>13,281.80</b>

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### Tips For Keeping Fruits & Veggies Fresh

Each year Americans throw away spoiled fruits and vegetables because we don't know how to properly store the different types of produce we buy. To prevent your produce from going to waste – and keep your grocery budget in line – follow these rules for cleaning and storage:

- Avocados. Don't refrigerate until fully ripened; premature chilling will cause the insides to brown. Instead, ripen at room temperature. Afterward you can refrigerate to preserve them longer. They should keep from one to two weeks.

- Bananas. Don't store near other fruits and vegetables, especially citrus fruits, because bananas produce ethylene gas, which can spoil other produce. Also, don't refrigerate, as chilling turns their skins black. Simply store at room temperature and they should keep from one to two weeks.

- Berries. Spread them out in a single layer in perforated plastic bags (be sure not to crowd them); then, refrigerate. Most varieties will

not last longer than a week to 10 days, as mold develops easily. To minimize spoilage, don't wash them until you eat them.

- Lettuce. You should first soak the leaves in cold water and then spin them in a salad spinner. Next, wrap the lettuce in paper towels, loosely place the bundle in a plastic bag, and refrigerate. Wrapping in water-absorbing paper discourages mold growth and should help the leaves stay fresh for up to three weeks.
- Tomatoes. Don't refrigerate. Chilling causes a chemical reaction in tomatoes, which leads to a loss of flavor. Depending on how ripe they are when you buy them, tomatoes should last from one to three weeks if kept uncovered in a bowl away from heat.

### Chapparral 480 HOA Profit & Loss Budget Overview: Jan-Dec 2015

Jan - Dec 15

<b>INCOME</b>	
HOA Dues	16,120.00
Interest-CD	350.00
Interest-Money Market Acct	100.00
Late Fees	100.00
Status Letters	1,500.00
Waste Management	
Waste Mgmt-HOA Collections	28,000.00
Waste Mgmt-HOA Payments	-28,000.00
Total Waste Management	0.00
Total Income	18,170.00
<b>EXPENSE</b>	
Cencon Membership Fee	30.00
Colorado License	10.00
Covenant Enforcement	2,500.00
Creekside Room Rental	50.00
Directory	315.00
Discretionary	
4th of July Event	700.00
Winter Holiday Event	2,000.00
Total Discretionary	2,700.00
DORA Registration	20.00
Image Fee	25.00
Insurance	850.00
Legal Fees	2,500.00
Miscellaneous	100.00
Newsletter	2,000.00
Postage/paper	475.00
Review of Financials	2,000.00
Web Site	720.00
Welcoming Committee	100.00
Total Expense	14,395.00
Net Income	3,775.00

### National Volunteer Blood Donation Month

When you give blood at your community blood center, you can save up to three lives. Blood is always needed—up to 40,000 pints every day. Find your local blood donation center to find out more about how you can help.

### Chapparral 480 HOA Balance Sheet As of November 30, 2014

<b>ASSETS</b>	<b>Nov 30, 2014</b>
Current Assets	
Checking/Savings	
Business Interest Checking .....	18,919.62
Preferred Money Market For Bus .....	71,742.76
Total Checking/Savings .....	90,662.38
Accounts Receivable	
Accounts Receivable .....	190.54
Total Accounts Receivable .....	190.54
Total Current Assets .....	90,852.92
<b>TOTAL ASSETS .....</b>	<b>90,852.92</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings .....	84,625.12
Net Income .....	6,227.80
Total Equity .....	90,852.92
<b>TOTAL LIABILITIES &amp; EQUITY .....</b>	<b>90,852.92</b>

**Teen Services**

To add your teen's name, please email Colorado Lasertype at [getinfo@coloradolaserotype.com](mailto:getinfo@coloradolaserotype.com) and leave the following information: the **neighborhood you live in**, your age, phone number and the categories you would like included. Categories: **(B)** Baby-sitting; **(\*)** Red Cross Cert for CPR; **(L)** Lawn care; **(S)** Snow removal; **(P)** Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the homeowners association board or Colorado Lasertype.

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Caroline B.	19	B*/P	720-261-7079
Kassi B.	15	P	303-699-6707
Katelyn M.	11	B/P	720-842-5009
Ashlee N.	16	B*/P	714-658-3695
Kate O.	14	B*/P	303-690-4822
Lily W.	12	B*	303-927-6887

**Stick To Your Fitness Resolutions**

One week into the new year and already you've chowed down on a dozen brownies and missed going to the gym? Don't be too hard on yourself, but don't give up on the diet and exercise resolution either. Keep trying, and remember that you're human and prone to setbacks. Don't let a failure to stick to a plan one or two or even a few days derail you from picking up and trying again. Follow this advice:

- Be realistic. If you're trying to drop 20 pounds, don't try to lose it all in a month. Set your sights on losing no more than a pound or two a week.
- Set specific goals. Don't say you'll exercise more. Instead, commit to walking 30 minutes during your lunch break three days a week.
- Find a partner. You'll find sticking to your resolutions easier with a mutual support system. Get together with a buddy who's trying to accomplish the same goals and give each other encouragement and company.
- Log your progress. Writing down how much weight you've lost, or how many times you've gone to the gym in the past week gives you a sense of accomplishment – and the encouragement to keep going. Also, it helps you to track any trouble spots and allows you to find solutions.

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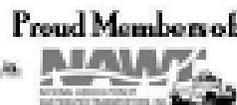
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