

CHAPPARAL SAGE

COMMUNITY NEWSLETTER

March 2015

What happened to my newsletter? This is the first of the newsletter editions that will, from now on, be published by a committee of your neighbors and not professionally done. Your HOA board made the change to allow more community input into our newsletter. We hope you will join in with ideas and articles! Ken Brunk, Director

CHAPPARAL HOMEOWNERS ASSOCIATION MEETING MINUTES FOR THE ANNUAL MEETING HELD ON FEBRUARY 9, 2015

The following community members were in attendance: David & Jackie Anderson, Carmen Rentzios, Vera Matthews, Cathy Ogg, Lina & David Fletcher, David Hayutin, Jim Noon, Wayne Lauer, Karen & Graeme Watson, Ernie & Susan Sampias, Ian Broughton, Phil Bucher, Mary & Steve Cooper, Randy McCurdy, Jim Neumann, Norb Schreiber, Dick Gentry, Tom & Terri Lash, Sue Brunk, Dan Hartman, David Kinney, Monika Bromley, Ken Auser, Marty & Jennifer Stanton, Peter & Terri Percich, Jane & Kyle Kucharski, Doug McCarthy, Rick Poppe, Doyle & LuAnn Tinkey, Kelly Mullin, Eric Maurice, Jeff Sanderson, Kent Sellers, Mike Irby, and Brian Cox. Board members present were Jim Harrington, Ken Brunk, Pam Daiss-Sitzmann, Mary Ann Neumann, and Rolayne Sellers.

Prior to the meeting Mary Ann Neumann and Rolayne Sellers collected and recorded the election proxies that were brought that evening. Many had been turned in ahead of the meeting. 56 proxies were recorded before the meeting started, however 2 were returned because the homeowners came in person.

Jim Harrington called the annual meeting to order at 7:14 p.m. After the pledge of allegiance, introductions were made for each person in attendance. The minutes of the February 2014 meeting were read aloud since this is the annual meeting. Motion was made and seconded to approve the minutes as read. The minutes of the January 2015 meeting were also approved. Mary Ann Neuman distributed copies of the Balance Sheets for the Treasurer's Report. She discussed the items closing out 2015 and also the January 2015 balance sheets. She also moved \$25,000 to a CD as approved by a motion last month. Jim Harrington noted that we have added \$4,000 to the balance this year. It was moved, seconded and approved to accept the balances and budgets as presented. Mary Ann also reported that we will be doing a financial review but she hasn't found an accountant to do this yet. She has learned that we may get a discount if we have the review done post tax season. She is looking for a CPA with experience doing small HOA's. We will continue doing financial reviews rather than audits for financial reasons. Our by-laws require an audit, but state statute says audits have to be done for budgets over \$250,000 or 2/3 of a community request. The previous board conducted Reviews for three years upon the recommendation of the Finance Committee.

The next item of business was the election process for two board positions whose terms had expired. Our by-laws state the Board will appoint ballot counters and judges. Jim Harrington nominated Rick Poppe and Wayne Lauer, and Jackie Anderson also volunteered. Motion was made and seconded to approve these individuals as election officials. Next was the nomination of candidates: Rick Poppe nominated Jim Harrington and Rolayne Sellers. Dan Hartman seconded the motion. Other nominations were called for and no other nominations were made from the floor.

**Chapparral HOA
Board Meeting
March 9, 2015
Creekside School
7:00 P.M.**

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The next step was to recess for voter eligibility verification, establishment of a quorum and distribution of ballots. Jim Noon moved that candidates Jim Harrington and Rolayne Sellers be voted in by acclamation since there were no other candidates. Jim Harrington asked for approval by show of hands. Then he asked if there were any in opposition, and no one raised their hands. It was moved and seconded to take action as proposed and bypass the voting by ballot. Jim and Rolayne were announced as winners of the election.

Ken Brunk talked about the survey sent to homeowners. His committee will collect the results of the survey and the preliminary results will be announced at the March 2015 HOA meeting. Ken Auser questioned why covenant enforcement was not part of the survey. It was noted that the last question on the survey did include homeowners rating the priorities for the HOA of which covenant enforcement was one. The amount budgeted for this was also included in the budget attached to the survey. All homeowners are encouraged to send in this survey.

Monika Bromley voiced her opinion that she was against spending money for covenant enforcement. Jim Harrington responded that covenant enforcement is the responsibility of the HOA board. There are procedures necessary to ensure the proper way to handle violations. We have \$2500 allocated to an outside company to help us with monthly reviews. This company will report potential violations from April through October. The Board will then agree or not, and decisions will be enforced in a practical way. We have not signed the contract yet.

Ken Auser wanted to know the history of how covenant enforcement has occurred in the previous years. Ken Brunk explained the process. He has been personally active in this community since 1991. The Architectural Control Committee was established along with the HOA Board to tour the community and write letters to homeowners with issues. The goals were accomplished and worked for many years. However, the problem has been in the last few years. Covenants were not enforced by boards. Also there have been changes in the law regarding Homeowners Association legislation. There are now many regulations and rules about how covenants can be enforced. For this reason we believe there should be an outside company that is familiar with all the new legislation to help us. Two examples of how our by-laws are not in compliance with state laws are regarding shake roofs and solar panels on homes. We must comply with the law even if our by-laws are not current. An outside consultant can help us be more in tune with the state. In the last few years the HOA spent over \$30,000 for enforcement actions and legal fees that may have not been needed if the Board had secured expert advice with regards to our documents, and how those documents complied with, or didn't comply with state statutes (and possibly Federal Regulations, also, i.e. solar). Monika wondered if we could pay a one-time fee. Ken Brunk recommended that we try this new approach and see the value we can gain.

Jim Harrington reported that the Board has been talking to the City of Centennial about snowplowing. We have requested in writing that Briarwood and Geddes also be plowed. Ken Brunk also made a presentation to the City at a recent meeting. During our most recent storm (a week prior to this meeting) these roads were not plowed. There were some questions about if these efforts would really bring a change. President Harrington replied that we were making our best efforts and to watch and see if we will get the desired results. During public comments Mary Cooper asked for clarification on a finance statement question which Mary Ann Neumann answered. The meeting was then adjourned at 7:41 p.m.

Accessing the Chapparral Web Site

If you are new to Chapparral, please register at our website to receive emails from the HOA. These emails can include information about upcoming neighborhood activities, lost pets, law enforcement issues, Centennial or Arapahoe County information, and other relevant topics concerning Chapparral. If you indicated on the recent survey that you would like to receive the newsletter electronically, you must register to receive it.

If you are not new to Chapparral, and believe that you are already registered, please visit the website to make sure that you are still registered. A number of previously registered residents are no longer receiving the blast emails.

To register go to www.Chapparral.org. You may be directed to an old website for the neighborhood. At the top of that screen, there is a link to our newer website. Click on that link. On the Home Page, in the upper right hand area, you will see a login window. If you are registered, login. If not yet registered, click on Register. You will be directed to a new screen that will request a Code. The Code is 4711, and that will direct you to the registration information screen. If you have any questions, please contact one of the Board Members

Your Board Thanks YOU!

We, the entire Board of the Chapparral, want to thank you for the participation in the recent survey and the many comments that you have provided to us for our consideration going forward. The preliminary survey results, from the 146 of you that have responded as of February 28 will be presented at the March HOA board meeting. If you have not yet had a chance to respond to the survey please do so as soon as possible by March 15th.

Also we as a board want to take a moment and thank the community members who have volunteered their time over the past year in community related activities. Without you we could not affordably put on the 4th of July event and the Winter Holiday event.

We do look forward to having you volunteer your time and energy again this year. Bring a friend and expand the circle to increase the enjoyment.

Think Spring- it will be here before you know it!

As the March winds blow and snow flies let's begin thinking about the projects that we plan on doing this coming summer and fall to spruce up our yards, homes, and outlying properties. Let's remember that an important aspect of any major project is to go through the ACC approval process and ***have it approved prior to doing the project.*** This approval is for your own benefit as well as to ensure the community property values are protected, also good for you. The process is easy and for most folks' projects takes only a few days.

Also, remember that in April the HOA will begin a series of community reviews to remind us all that it is our obligation to comply with the covenants of our community. Let's get ready for a good neighborhood review!

<p>MARCH RE-CYCLING PICK-UP DATES Thursday March 5th Thursday March 19th</p>

Chapparral Sharks Swim Team –Registration/Clinic Info

Planning for the 2015 summer swim season is under way. Registration will take place online at www.chapparralsharks.com in mid-April. Please refer to our website towards the end of March for updated information regarding the upcoming season. We thank you for your support!

If you are interested in getting your kiddos in the water prior to swim season, the Sharks sponsor stroke clinics on the weekends at Grandview High School. Registration for these clinics is first come, first served and will take place online on March 15th. Information regarding cost, time and clinic dates will be available at www.chapparralsharks.com soon. These clinics fill quickly and space is limited.

Chapparral Metro District Update

The Chapparral Metropolitan District is currently waiting for the City of Centennial to finalize the Arapahoe Road design before continuing with the design plan for our entryways. These updated plans will be presented to the community as soon as possible for comment. The pool management contract has been finalized for the upcoming swim season. Access codes for pool entrance and pool information and operating hours will be mailed to residents in May. CMD will meet next on March 10, 2015 at 3:00 p.m. at South Metro Fire Station #42, 7230 S. Parker Road.

WASTE MANAGEMENT FEES ARE DUE , PLEASE PAY TO KEEP YOUR SERVICE

March 9th HOA Agenda

- I. Call to Order
- II. Pledge of Allegiance
- III. Introductions
- IV. President Comments
- V. Election of HOA Officers for 2015
- VI. Review/Approve Minutes of 2/9/15
- VII. Treasurers Report
 - a. Financial Statements
 - b. Financial Reviews
- VIII. Communications Update
 - a. Newsletter Update
 - b. Prelim Community Survey Results
- IX. Legal Update
- X. Chapparral Metro District Report
- XI. Cencon Report
- XII. Old Business
- XIII. New Business
- XIV. Public Comments
- XV. Next Meeting April 13, 2015

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