



President's Message

Hi Neighbors! As we get closer to spring, it's time to start planning ahead for our neighborhood. The February HOA meeting was the annual meeting for members and we had a nice turnout. We held an election for two board positions: Mary Ann Neumann and Dan Hartman were elected for a term of 3 years. We will announce the new board officers at the March 14, 2016 Board meeting.

We also updated/amended three parts of our bylaws: Changing the permanent address of the HOA to our mailbox; changing the regular meetings to be held at such time and place as directed by the Board of Directors with notice to the community (we will be holding meetings bi-monthly instead of monthly); and changing the cause of an annual audit of Association books to a review of Association books made at the completion of a fiscal year if determined to be necessary by the Board of Directors, or when a change of Treasurer occurs, or when requested by at least one-tenth of Owners. For more details, please see the minutes of the meeting in this newsletter. If you have questions, please feel free to contact any Board member.

The new website for Chapparral is up and running —check it out at www.chapparral.org. Your login is your email address and the password is the same you had on the previous website. We will be highlighting new areas that are available through our website in the coming months. We appreciate all the efforts of Phil Bucher on our former website, and Dan Hartman for the new website.

We are updating all our owners, addresses and email addresses to prepare a new directory. We intend to distribute it in April. If you know of any changes, please contact Mary Ann Neumann. We are using our current information and changes that we received as homeowners paid their dues to compile the directory. We'll also use these email addresses to send out our newsletter electronically—if you know someone who is not receiving it, please let us know! We recognize there is a constant change in the neighborhood with moving in and out, but also changing phone numbers. We want to be as accurate and updated as possible! The bids for the entrances should be received early in the month. We will be discussing these again at our HOA meeting on March 14, 2016.

Rolayne Sellers, President Chapparral 480 HOA

Chapparral 480 HOA Annual Meeting Minutes, February 8, 2016

In attendance: Brian Lever, Helen Lever, Doyle Tinkey, LuAnn Tinkey, Kent Sellers James Noon, Jeff Patton, Bob Billington, Willie Mullin, Roger Bane, Jim Neumann, Susan Brunk, Randall McCurdy, Jackie Anderson, Teresa Lash, Ian Broughton, Richard Wallace, Judy Suss, Martin Stanton, Dan Hartman, Steve Jacques, Kathy Ogg, Rick Poppe, and Wayne Lauer. Directors present: Pam Daiss-Sitzmann, Mary Ann Neumann, Ken Brunk, and Rolayne Sellers. Jim Harrington was out of town. In addition to the persons in attendance the Secretary received 8 proxies. The combination of members present at the meeting and the proxies constituted a quorum. Therefore the Annual meeting was called to order at 7:07 P.M. by President Rolayne Sellers.

The minutes of the 2015 Annual meeting were read by Secretary Pam Dias-Sitzmann. A motion for approval of the minutes as read was made and approved by the members.

In addition the minutes of the regular January board meeting were read and approved.

Mary Ann Neumann, the HOA treasurer, passed out copies of the P&L and balance sheets for the calendar year 2015. During the presentation questions and comments regarding the size of the reserve fund were asked. The questions/comments were tabled until later in the meeting.

Preparations for the conduct of the election of directors to fill the two the positions for the expiring terms of Mary Ann Neumann and Pam Dias- Sitzmann were then completed by the appointment of ballot counters Bob Billington, Jackie Anderson, and Roger Bane. Jim Noon and Wayne Lauer were appointed as election judges.

Nominations for the two board positions were then opened. Pam Diass-Sitzmann informed the members she wished to withdraw her name from consideration as other commitments around the National election make this an extremely busy year for her. She thanked everyone for their support and remarked that she would still stay active in the community, especially with the social events. She asked that Dan Hartman be considered for her position as he has recently expressed interest and has been working very hard on the new website. Rolayne acknowledged that Dan had sent his resume to the current Board and informed them of his interest to run for a Board position. Mary Ann expressed her desire to continue to serve. There being no other nominations from the floor the two candidates were elected by acclamation.

A motion was then made and seconded to adopt the proposed housekeeping style changes to the by-laws. The first amendment simply amended the By-Laws to

recognize the address of the mailbox of the association. That amendment was approved by vote of the membership.

The second proposed amendment concerned the frequency of HOA meetings. The amendment revised outdated language and set meetings to be a minimum of quarterly, with Board discretion to call more frequent meetings as needed. The amendment was revised to include a provision that the Board must issue proper notice prior to the meeting date. The amendment passed with the notice provision included.

The third proposed amendment concerned changing the requirement for an annual audit of the association books to a review. Discussion around the need to conduct an audit or a review occurred with a few financial/accounting professionals in the audience stating the belief that a committee of homeowners could be appointed to conduct the review as an option to hiring one done by an outside firm. The board took note of the comments and will discuss the merits of that course of action at a future time. Upon bringing the matter to a vote, the motion to approve the amendment as presented was passed.

The Board, having concluded the business portion of the meeting opened the meeting for public comment.

There was a discussion about the amount of reserve (the current reserve is about \$100,000) that should be retained by the HOA for the purposes of covenant enforcement and associated legal expenditures. Comments varied from wanting to use some of the funds for the entrances, improved street lighting, community landscaping, or other uses. Others expressed the view that the reserve should be built to a greater amount of \$150,000 to ensure the funds necessary for possible actions in the future. Ken Brunk conducted a "show of hands" poll of the audience to obtain a feel for the size reserve the residents present thought the HOA should have. The results of those expressing an opinion in the poll were as follows:

Reserve Size	Number of People in Favor
\$150,000	17
\$100,000	8
\$75,000	1
\$25,000	0

The board thanked the audience for their input and agreed to consider the matter as the year progressed. The subject of cars speeding on our streets was brought up. We talked about signage and the portable electronic speed monitors. The subject will continue to be discussed. There being no other comments the meeting was adjourned at 8:39 pm.

March 14, 2016 HOA Board Meeting Agenda
Creekside Elementary School 7:00 PM

- I. Call to Order**
- II. Introductions**
- III. BOD Officers for 2016**
- IV. Review/Approve Minutes of February 2016**
- V. Treasurer's Report**
- VI. Covenant Violations Report**
- VII. ACC Report**
- VIII. CENCON Report**
- IX. Website Update**
- X. Chapparral Metro District Report**
 - A. Reports for the month**
 - B. Entrance report and discussion**
- XI. Public Comments**

Next meeting May 9, 2016 Creekside Elementary 7:00 PM

Community News



The 10th Annual Chapparral Sharks Stroke Clinics

Start spreading the word and mark your calendar!

This is the best bargain in town...we can help your kiddos improve their swimming skills for a fraction of the cost of other group/instructors with our one-to-one teaching model. We will work on all four strokes (Freestyle, Backstroke, Breaststroke and depending on age and ability, the Butterfly) flip turns and diving starts. These stroke clinics are an opportunity to improve your stroke(s) and possibly learn a new one but they are not "learn to swim" clinics, swimmers will be expected to already be familiar with the water and be somewhat "water safe". Water safe refers to any age swimmer having the ability to "swim" unassisted for "some distance" in deep water. They may rest and hold on to the wall or lane line for a bit and as much as they need to in swimming a short distance. Yes, swimming 'doggy paddle' for the little ones counts. This is an excellent skill builder opportunity before summer begins!

Location: Grandview High School Pool

Cost: \$130 for each swimmer. (\$110 for each addl. sibling). That's only \$10 per session if you make all sessions.

Registration: will be on-line this year at www.chapparralsharks.org. Registration will open March 15th at noon, so add it to your calendar and be ready to act fast because we will fill up!!!!!!

Stroke Clinics are available to kiddos who are:

- * Between the ages of 4 – 12
- * Must be 4 years old by April 2, 2015 and water safe
- * This is open to the public, no affiliation with Chapparral Sharks or any other MHSL team necessary.

Stroke Clinic Dates: Possible 13 sessions

April: 2, 3, 9, 10, 16, 17, 23, 24 & 30th

May: 1, 8, 15, 21st (Race day)

8 & Under Sessions: (You will be asked to choose one at registration, and it is first come first serve basis).

Session I: 3:00 - 3:30pm

Session II: 3:35 - 4:05pm

9 -12 year old Session:

Session III:

4:10 - 4:55pm

Chapparral's New Website

The Chapparral Home Owners Association has launched a new website! It still lives at www.chapparral.org. Please visit it. It is more visually interesting and informative. The new website is also mobile device friendly. We encourage you to add us as an icon on your mobile devices. There is some confidential information stored on the website, to see it you will need to login so that your identity can be verified. You'll enjoy these features:

- Calendar for HOA meetings, free dumpster days, Waste Management pickup information, and community events
- Neighborhood Directory
- Working teens information
- Pet registry (invaluable if your pet gets lost)
- Information about the neighborhood and surrounding areas for prospective buyers and other interested parties.

To login, use the "Login" link at the top center of the screen (circled in Gold in the photo below). Do not use the "Join" button. That is for new members. Once you hit the login screen you should see a screen like the second screen print below. Login using the email account you get email blasts from the HOA on. Use your password from the old website. If your old password is less than 7 characters, add the number "1" to it until it is 7 characters.

Example: old password="dog" ----> new password="dog1111"

Once you get in, you may change your password by pressing the "Change Password" link at the top center of the screen. You may view and change the information stored on the website by pressing the "Your Name" link at the top center of the screen.





Community Forum

NEED A BABY SITTER OR PET/PLANT SITTER?

If you are in need for any of the above services check the latest addition of the Chapparral Directory and you will see that we have a long list of young folks right here in Chapparral looking to do your job. Many of the baby sitters are Red Cross certified. Look up these families that are listed in alphabetical order below and give the kids a chance to show you how they can do your job!

Anderson	Felker	Olilla	Snyder
Atwater	Furuta	Owens Tschatschula	Stanton
Baylis	Goldberg, Calfee	Painter	Stone
Bromley	Graham	Raebel Gordon	Tagliani
Brown	MacQueen	Rooney	Thompson
Callister	Marshall	Russell	Troyan
Cooper	Miller	Schreiber	Webb
Dakin	Muckelroy	Schultze	Welsh
Eichinger	Mullin	Shaw	Wilcox
Fehr	Nueske	Sloan	Zeuger



Board of Directors Directory

CHAPPARAL HOA

President	Rolayne Sellers	303-690-9142
	rolaynesellers@gmail.com	
Vice President	Jim Harrington	303-699-8272
	Jim.harrington@pfacolorado.com	
Treasurer	Mary Ann Neumann	303-690-6823
	xjneumann@centurylink.net	
Director	Ken Brunk	303-680-4034
	kenbrunk@msn.com	
Director	Dan Hartman	303-884-8598
	dan.hartman@stoneriver.com	

ARCHITECTURAL CONTROL COMMITTEE

Chair	Rick Poppe	303-690-0594
	rickpoppe22@gmail.com	
	Wayne Lauer	
	Clay Boelz	

CHAPPARAL METRO DISTRICT

President	Gary Cornish	303-627-6073
	gcornish@gcornish.com	
Vice President	Gerry Weaver	303-699-6033
	gnweaver@comcast.net	
Secretary/Treasurer	Tom Lash	303-617-9911
	Tom.lash@comcast.net	
Asst. Secretary	Jim Neumann	303-690-6823
	xjneumann@centurylink.net	
Asst. Secretary	Steve Cooper	303-807-3019
	crengineering@msn.com	