



President's Message

Happy November! We have had an amazing fall with beautiful colors and mild weather. Our neighborhood is looking great! Thanks for all your work. We know fall and winter bring out new issues. We assume trailers and boats will now be stored away for the winter. Spring will show what trees and bushes need to be trimmed. We had another great response with the need for our dumpsters. Thanks to Kent Sellers, Ken Brunk and Doyle Tinkey for helping many neighbors utilize it. We will have another two large roll offs in early May.

We have focused in 2015 to begin the process of covenant enforcement. As 2016 approaches, we are taking a look toward the future of our community. We are planning to work closely with the Chapparral Metro District to evaluate what future needs we have for our neighborhood.

We will specifically be addressing the Arapahoe Road entrances. Although travel along Arapahoe Road may be challenging at times, we believe it will be great to have the changes complete. We will keep you informed of any information we hear.

We would like to educate the community about the history of Chapparral along with the responsibilities of the Chapparral Metro District and Home Owners Association. I have been learning about how the history will affect our future. We will share that in our newsletters this coming year.

We are also looking to update our website and make it user friendly. We hope to be able to use our website as a resource of information for residents. We will discuss this further in our December HOA meeting on December 14, 2015. We will also discuss our proposed budget for 2016.

President's Message Continued

We know that many of you cannot attend our HOA meetings. We recognize our newsletter is the source for you to keep up to date with what is happening in Chapparral as well as the surrounding neighborhoods. A big thanks goes to Ken Brunk and Jackie Anderson for publishing our newsletters. We hope Chapparral will always be a friendly neighborhood. Thanks for your efforts in this regard!

Rolayne Sellers

Chapparral HOA Board Meeting Minutes, October 12, 2015

In attendance: Steve Cooper, Jim Neumann, Wayne Lauer, Jim Noon, Doug MacCarthy, Clay Boelz, and Sue Brunk. Board members present: Rolayne Sellers, Ken Brunk, and Pam Daiss-Sitzmann. Board members Jim Harrington and Mary Ann Neumann were out of town.

Rolayne Sellers, the president, called the meeting to order at 7:05 pm. Introductions were made.

Review of the Minutes of the September 14, 2015 Meeting

The president asked if everyone had received and read the previous meeting minutes. The minutes were approved.

Treasurer's Report

Mary Ann Neumann prepared handouts for everyone present. Only one homeowner has this year's dues still outstanding. The house that had a lien against it, closed last week and Mary Ann received a \$2500 check to be able to close that chapter. We still need to pay CPS, as they have not sent an invoice. All of the checks that have been written show on the handouts. The report was approved.

Community Preservation Specialists Inc.

We have been working with CPSI since April. The last report was received today. It has been great to see the positive response to the letters that were sent in August. We are very pleased to see the clean up in the neighborhood. Only 16 second letters were sent in September. Two letters were sent that were for new violations. Responses have been very positive and many homeowners have commented on the improvements. Only a few noncompliance issues exist at this time. Those homeowners involved will be contacted personally. There have been many thanks

from homeowners that this covenant enforcement has been initiated. It is an ongoing process. Garbage can concealment seems to be difficult for some.

Architectural Control Committee

Wayne Lauer reported that there were 4 house painting requests, and 1 roof request for the month. Wayne Lauer did a site visit on the roof request to make sure the shingles were appropriate. One deck and a garage project are also proposed. All projects were approved promptly. Wayne Rogers is moving so Clay Boelz has accepted the appointment to the committee. Clay has been on the Inverness ACC for 16 or 17 years. Clay has managed HOA's, been an accountant and landscaper, and serves on two metro boards. Thanks to Wayne Rogers for serving.

Chapparral Metro District Report

Steve Cooper showed the original proposed renderings for the Arapahoe Rd. entrances. There were suggested changes to the renderings. Safety of coming down S. Chapparral Cr E. was brought up. Steve said he had talked to the civil engineers about clearances. There has been no bidding process as yet. The pricing of the project could alter how elaborate the entrances will be. There is a budget of about \$400,000-\$500,000.

New Business

The proposed 2016 budget was presented. It is preliminary for discussion. There will be renegotiation on the Waste Management Contract. There was a discussion of using CPSI ongoing. We want to get more people involved in the social events. Volunteers can call any board member. New social clubs, like a tennis team or bridge club were touched on.

There was discussion of the financial review versus audit. Possibly some outdated or non applicable by-laws need to be rephrased. Updating the website will be addressed in the near future. The D and O insurance coverage will be renegotiated.

Final Comments

Doug McCarthy has a letter out to ACWWA to find out what they are doing on the tennis court repair. He would like a little in the budget to get pickleball going. The meeting was adjourned at 8:36 PM.

THE NOVEMBER MEETING IS CANCELLED DUE TO THE CHERRY CREEK SCHOOL BOARD MEETING AT CREEKSIDE ELEMENTARY ON NOVEMBER 9, 2015



Next Meeting -December 14, 2015 7 p.m. Creekside Elementary School

**December 14 Meeting Agenda
7 pm Creekside Elementary**

- I. Call to Order
- II. Pledge of Allegiance
- III. Introductions
- IV. Review/Approve Minutes of 10-12-2015
- V. Treasurer's Report
 - a. Proposed Budget for 2016
- VI. Website
- VII. CPSI Report
- VIII. ACC Report
- IX. Chapparral Metro District Report
- X. Old Business
- XI. New Business
- XII. Public Comments

Community News

Hear Ye! Hear Ye!



The Town Crier will be on hand December 6th to herald in the annual gathering of neighbors and their families for the Chapparral Holiday Party and Sleigh Ride!

This much anticipated event is always a big hit- with crafts for the kids, holiday music, delightful holiday refreshments and, of course, a visit from St. Nick himself!

Watch your children and grandchildren delight as they take in the amazing lights and decorations on a sleigh ride along the 20 minute route. Gather around the fires with a hot drink and visit with neighbors and old and new friends.

More information will follow but please **SAVE THE DATE!**

December 6, 2015 5:00-9:00 PM





Community Forum

NEED A BABY SITTER, PET/PLANT SITTER, OR YARD HELPER?

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



2016 Proposed HOA Budget

The proposed operating budget for 2016 is shown on the next page. The "Income" portion of the budget includes a dues increase of \$3.00 per lot, and further assumes that the interest rates for the CD and Money Market accounts will be the same as 2015. Also the status letter income is assumed the same as 2015. Therefore total income is estimated to be \$18,835 for 2016.

Please also note the Waste Management Fees assumes a 5% increase-this has yet to be negotiated- and that all monies collected by the HOA for Waste Management fees are paid out to Waste Management. There is no retention of any amount by the HOA for this service.

Expenses for the year total \$13,105 and are broken down as shown. Notable reductions in costs from 2015 include a \$500 reduction in consulting fees paid to our covenant compliance advisors, a reduction of \$1,000 paid to outside CPA's for a financial review of the HOA and a \$1,600 cost savings in the newsletter since it is now done in-house and is e-mailed. Cost increases include increasing the 4th of July event budget by \$150, adding a \$500 budget item for a pickle ball event, increasing the allocation to the welcoming committee to \$125 and increasing the budget for the web site to \$2000 to enable a re-do of that item.

You will note that the budget shows an unallocated balance of \$5,730 for the year.

Please look through the proposed budget and bring your comments and questions to the board at the December meeting.

Proposed 2016 Operating Budget

Chapparral 480 HOA

Income (EST)	\$
HOA Dues	16,900
Interest -CD	300
Interest- Money Market Acct	135
Status Letters	1,500
Waste Mgt Service	
Collections-HOA	31,000
Payments to WM	-31,000
Net of WM Service to HOA	0
Est. Total Income	\$18,835
Est Expenses	
CENCON Membership	30
Colo License	10
Covenant Enforcement Services	2,000
Creekside Room Rental	50
Directory Publication	450
4th of July Event	850
Winter Holiday Event	1600
Other Social Event - Pickle Ball	500
DORA Registration	30
Federal Taxes	135
Insurance	800
Legal Fees	2,500
Newsletter	400
Postage/paper	600
Financial Review	1,000
State Taxes	25
Web Site	2,000
Welcoming Committee	125
Total Expenses	\$13,105
Est Net Income	\$5,730

Board of Directors Directory

CHAPPARAL HOA

President	Rolayne Sellers	303-690-9142
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	Director Ken Brunk	303-680-4034
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ARCHITECTURAL CONTROL COMMITTEE

Chair	Rick Poppe	303-690-0594
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	Wayne Lauer	
	Clay Boelz	

CHAPPARAL METRO DISTRICT

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