

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
CHAPPARAL METROPOLITAN DISTRICT
HELD JULY 11, 2023**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on July 11, 2023, at 3:00 p.m.

<https://us06web.zoom.us/j/86938479596?pwd=WDFIR3pOV0VCZ3Jlc1Y2SUthdTdRZz09>

Meeting ID: 869 3847 9596 Passcode: 920485 Telephone: 1 720 707 2699

The meeting was open to the public.

ATTENDANCE:

In attendance were Directors:

Jim Noon, President
Roger Bane, Vice President
Michelle Bates, Treasurer
Travis Terwilligar, Assistant Secretary

Absent was Director DeBrosse, whose absence was excused.

Also in attendance were:

Sue Blair, Kayla Blair, Ashley Dorey, Michael Schenfeld and Marcos Pacheco;
Community Resource Services of Colorado, LLC
Jennifer Thomas, Front Range Recreation
Tom Lash, Resident

CALL TO ORDER:

Director Noon noted that a quorum of the Board was present, and called the meeting to order at 3:03 p.m.

AGENDA:

There were no new disclosures. The Board approved the agenda as presented.

PUBLIC COMMENT:

Tom Lash joined the meeting and stated that the community is looking great. He publicly thanked Sue Blair for her service to the District, as well as for the plaque given to him for the time served in the Metro District.

POOL REPORT:

Jennifer Thomas provided a report to the Board. There was discussion about some lounge chairs being in bad shape. Jenn will update the quote to include similar chairs already on site and will circulate with the Board. Michelle noted that the entry door is still sticking even though the door has already been repaired. The Board suggested that all entry doors be evaluated and repaired. Discussion continued on entry issues. Director Terwilligar will connect with Arapahoe Security. CRS will look into a micro-grants to cover security equipment costs. Director Bates updated the Board on what she noticed for

the cleanliness of the bathrooms. The cleaning is better but suggests that the Board should think about a professional cleaning company for next summer. Jenn with Front Range Rec believes that the staff could do better by assisting with the cleaning. It was noted that the old diving board has been disposed of. CRS has not received an update on the roof leak claim and will report to the Board with the options for repair. Director Terwilligar thanked Jenn for all the help from the lifeguards on the 4th of July. There was a small discussion as to whom Jenn will use as her point of contact to streamline miscellaneous issues that arise. The Board requested that she contact Director Bates and Ms. Sue Blair.

MEETING MINUTES:

Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the June 13, 2023, regular meeting. Director Bates moved to approve the minutes as presented. Upon a second by Director Bane, a vote was taken, and motion carried unanimously.

FINANCIAL MATTERS:

Payment of Claims: Ms. Blair presented the current payment of claims in the amount of \$32,183.26 with auto payments of \$77,821.30 totaling \$110,004.56 After discussion, Director Bates moved to approve the payment of claims including the \$11-12K expenditure for landscaping around pool to be ratified at the next meeting. Upon a second by Director Bane, a vote was taken, and motion carried unanimously.

Cash Position Summary Dated June 9, 2023, and Unaudited Financial Statements for the Period Ended May 31, 2023: Ms. Blair reviewed the cash position and financial statements with the Board. Director Bates moved to approve the financial statements as presented. Upon a second by Director Bane, vote was taken, and motion carried unanimously.

Antenna Lease Payment Report: Ms. Blair reviewed the report with the Board.

MANAGEMENT ITEMS:

SDA Conference September 12, 13, & 14. Ms. Blair reported that there will be both in-person and virtual options available to attend the conference. Director Noon is tentatively saying that he will attend. CRS will register Director Noon for the virtual conference and apply for a scholarship for him.

DIRECTOR ITEMS:

Consider the First Amendment of the Lease for the Tennis Court with ACWWA: Director Bates review issues with the tennis courts. Director Noon recommended that the Board not sign the First Amendment with ACWWA until further explanation is provided as to who is responsible for certain items on the courts. Director Bates will reach out to ACCWA and will report back to the Board.

Director Terwilligar discussed that the HOA is fielding a lot of calls related to the pool. He asked if someone could be appointed as the POC for the pool to alleviate this issue. Director Noon suggested that a communication be sent

out to remind people how this works. Director Noon will be the POC for District-related items.

Emails for the District: Director Terwilligar reported that he has done research on how to create a District email account and recommends using the Google option. Upon motion by Director Terwilligar, second by Director Bates, and unanimously carried, the District will move forward a Google Workspace account for the District emails.

Ratify Pool Camera Expenditures: Upon motion by Director Terwilligar, second by Director Bane, and unanimously carried, the Board approved the expenditure of \$632.00 with a possible increase depending on final installation cost.

Clock for the Pool Area: Director Bates moved to approve a clock for the pool, not to exceed \$50.00. Upon second by Director Bane, a vote was taken, and motion carried unanimously.

**INFORMATIONAL
ITEMS:**

HOA Meeting Attendance Calendar: No changes.

Director Bane reported to the Board that dead or dying plants are being replaced at the front entrance and should be completed by Monday. The pool landscaping has gone well, the drip system has been installed for the perennials and was completed per the contract.

Regarding the roads, and water pooling areas, there are plans to remedy the issues. Director Bane asked the Board to consider an expenditure of \$825 to install a French Drain. Director Bane moved to approve the expenditure. Upon a second by Director Terwilligar, a vote was taken and motion carried unanimously.

Ms.Blair will work with Front Range Recreation to finalize the reports for the pool grants.

Director Noon reminded the Board how to communicate without creating a quorum of the Board. Ms. Blair added thoughts, comments, and recommendations.

There is a fence rail down and Director Noon asked if it's an easy fix. Director Bane will evaluate and report back.

ACTION ITEMS:

There were none.

OTHER:

Nothing else was presented.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 4:25 p.m.

Respectfully submitted,

DocuSigned by:

Jamie DeBrosse

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Secretary for the Meeting