

**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
CHAPPARAL METROPOLITAN DISTRICT  
HELD APRIL 12, 2022**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on  
April 12, 2022, at 3:00 p.m.  
South Metro Fire Station No. 42, Parker Road, Foxfield, CO  
The meeting was open to the public.

**ATTENDANCE:**

In attendance were Directors:

Tom Lash, President  
LuAnn Tinkey, Vice President  
Jim Noon, Secretary/Treasurer  
Roger Bane, Director  
Dan Hartman, Director, Via Phone

Also in attendance were:

Sue Blair; Community Resource Services of Colorado, LLC  
Jenn Thomas; Front Range Recreation  
Michelle Bates and Jamie deBrosse, Residents and Upcoming Board Members

**CALL TO ORDER:**

Director Lash noted that a quorum of the Board was present, and he called the meeting to order at 3:00 p.m.

**AGENDA:**

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

**PUBLIC COMMENT:**

There was no public comment received.

**FRONT RANGE  
RECREATION –  
POOL UPDATE:**

Front Range Recreation Update: Jenn with FFR reported that the new diving board is installed and the old board will be disposed of. Update on summer pool pass: flyers will be sent out within the next two weeks with the new list of codes for the residents to use. The vendor does all “keying” and quarterly maintenance for the on-line portal. Director Hartman will forward the authorization codes to Jenn and will also put together instructions and policy on Wi-Fi usage. The Wi-Fi units are located in the hallway and under the patio cover.

**MEETING  
MINUTES:**

Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the March 8, 2022, regular meeting. Director Lash moved to approve the minutes as presented. Upon a second by Director Tinkey, a vote was taken, and motion carried unanimously.

**FINANCIAL MATTERS:**

Payment of Claims: Ms. Blair presented the current claims for Board approval, totaling \$17,511.36 and auto payments totaling \$3,498.28, for a combined total of \$21,009.64. The Board discussed payables to Aspire regarding the utilities and what is considered maintenance versus additional maintenance required due to year-round use. After discussion, the Board decided to bill Aspire for half of the maintenance item. Director Noon moved to approve the payment of claims. Upon second by Director Bane, a vote was taken, and motion carried unanimously.

Cash Position Summary Dated April 8, 2022, and Financial Statements for the Period Ended March 31, 2022: Ms. Blair reviewed the cash position and financial statements with the Board. Director Noon moved to approve the financial reports as presented. Upon second by Director Tinkey, vote was taken, and motion carried unanimously.

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

**MANAGEMENT ITEMS:**

Safety Grant: Director Tinkey and Ms. Blair updated the Board on the Safety Grant and noted that she is including first aid equipment.

**DIRECTOR ITEMS:**

Ratify Approval of the Lease Agreement between South Metro Fire Rescue for use of the Community Room: Director Bane moved to ratify the agreement. Upon second by Director Noon, vote was taken, and the motion carried unanimously.

Discussion to have Alex Saldana Remove the Holiday Lights from Tree Trunks and Branches: The Board approved the removal of tree lights at Mr. Saldana convenience.

Discuss Club/Pool House Title Roof Restoration by Formula Roofing: The Board discussed that, in the future, in order to totally refurbish the roof, all tiles would need to be removed and new rails installed.

Update on Masonry Work Around the Club/Pool House: Director Lash reported to the Board that the masonry work is completed and looks very nice.

Update on Gate Maintenance: The Board discussed that there should be an annual maintenance agreement. Director Bane will research the agreement and report back to the Board.

Discuss the Request to Consider Our Lady of Loreto Catholic School request for a Donation of a Pool Membership for the Wings Gala: Upon motion by Director Noon, and seconded by Director Bane, the Board approved a \$600 donation for the Gala.

City of Centennial – Grant Application Update: Director Tinkey reported that the grant application is due on April 15<sup>th</sup>. The Board thanked her for her efforts to write the grant application on behalf of the District.

Other: Director Bane informed the Board that Emerald Isle will be cleaning out the building by the pool in mid-April.

Thank You: President Lash and the rest of the Board members thanked Directors Hartman and Tinkey for all the time and effort they have donated to several projects through the years that benefit the residents of the District.

Flare Vents: Director Tinkey noted that the big yellow flare vents in the parking lot are not being used and could be removed.

**INFORMATIONAL  
ITEMS:**

HOA Meeting Attendance Calendar: Board noted the schedule.

**EXECUTIVE  
SESSION:**

No Executive Session was held.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 4:50 PM.

Respectfully submitted,

DocuSigned by:

*Jim Noon*

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Secretary for the Meeting