

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
CHAPPARAL METROPOLITAN DISTRICT
HELD SEPTEMBER 19, 2023**

A special meeting of the Board of Directors of the Chapparral Metropolitan District was held on September 19, 2023, at 12:30 p.m.

South Metro Fire Station No. 42
7230 South Parker Road
Foxfield, Colorado

The meeting was open to the public.

ATTENDANCE:

In attendance were Directors:

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

Also in attendance were:

Sue Blair; Community Resource Services of Colorado, LLC
Jennifer Thomas, Front Range Recreation

CALL TO ORDER:

Director Noon noted that a quorum of the Board was present, and called the meeting to order at 12:30 p.m.

AGENDA:

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

PUBLIC COMMENT:

No public comment.

POOL REPORT:

Jennifer Thomas will have the 2023 closeout report ready for the October meeting. The new chairs are scheduled to be delivered September 20.

Ms. Thomas reported that Aspire reported two water lights are out. Director Bates moved to approve an expense of \$2,207.00 to replace the two lights. Upon a second by Director DeBrosse, a vote was taken, and motion carried unanimously.

Ms. Thomas asked if the Board knew when the pool was last plastered. Director Noon thought it was about 10 years ago. The Board will start a reserve to build funds for long range projection of replastering, it is estimated that the cost will be \$140,000 and will take a couple of years to build the funds in the reserve.

**MEETING
MINUTES:**

Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the April 15, 2023, regular meeting. Director Bane moved to approve the minutes as presented. Upon second by Director Terwilligar, 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 \$14,599.12 with auto payments of \$15,145.06 totaling \$29,744.28. Director Bates moved to approve the claims as presented, upon second by Director DeBrosse, vote was taken, and motion carried unanimously.

Cash Position Summary Dated September 15, 2023, and Unaudited Financial Statements for the Period Ended August 31, 2023: Ms. Blair reviewed the cash position and financial statements with the Board. Upon motion by Director Bates to accept the financials and second by Director Terwilligar, vote was taken, and motion carried unanimously.

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

Director Bane informed the Board that Chapparral will not pay the remaining balance of \$150.00 to Total Knockout Landscaping due to poor quality workmanship and lack of response to come back out to clean up the masonry area.

The cost of the spring fence painting around the pool area will be \$1,900.00. Upon motion by Director Terwilligar and second by Director Bane, vote was taken, and motion carried unanimously to approve the cost of the fence painting.

There is a concern about a large puddle at the west entrance. Pure Green has a permit from the City of Centennial and the work will be done in Late October.

**MANAGEMENT
ITEMS:**

There were none.

DIRECTOR ITEMS:

Discussion on Holiday Lighting: The Board has requested CRS to confirm a contract has been confirmed. After discussion Director Bates moved to approve an additional \$600.00 for the holiday lighting for light extensions at the entrances. Upon second by Director Terwilligar, vote was taken, and motion carried unanimously.

It was noted that the holiday wreaths are stored in the shed at the pool.

Discuss and Consider Approval of the Prince Tree Service & Stump Grinding Estimate: Upon motion by Director Bane and second by Director Terwilligar, vote was taken, and motion carried unanimously to approve the estimate for tree and stump removals.

A request from the Board to have Ms. Beans with CRS cut a check and deliver to Director Bane for Prince Tree Service in the amount of \$2,570.00.

Discussion on noxious weeds was discussed and was tabled for a future discussion.

INFORMATIONAL ITEMS:

HOA attendance schedule was noted.

ACTION ITEMS:

There were none.

OTHER:

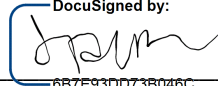
There were none.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 4:45 p.m.

Respectfully submitted,

DocuSigned by:



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Secretary for the Meeting