

## RECORD OF PROCEEDING

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF:

#### CHAPPARAL METROPOLITAN DISTRICT

HELD TUESDAY, SEPTEMBER 3, 2024

#### ATTENDANCE

The special meeting of the Board of Directors of the Chapparral District, Arapahoe County, Colorado was called to order on the day shown above by Director Noon in accordance with the laws of the State of Colorado. The following Directors were acting:

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

Also present were:

Sue Blair, Carlos Arreola-Karr and Rhonda S. Bilek; Community Resource Services of Colorado, LLC

#### CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 2:02 p.m.

#### AGENDA

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

#### PUBLIC COMMENT

There was none.

#### MINUTES

The Board of Directors reviewed the minutes of the August 13, 2024, meeting. Director Bane moved to approve the minutes as presented. Upon second by Director Terwilligar, a vote was taken, and the motion carried unanimously.

#### DIRECTORS ITEMS

- A. **Discussion on Vandalism and Additional Security for the Pool, Tennis Court Area and Parking Lot.:** Director Bates opened this discussion with the vandalism of several large rocks being thrown onto the newly resurfaced tennis courts and the camera capturing an ATV quickly driving through the parking lot up to the tennis courts. Again, the parking lot gate was not closed. The Board discussed several concerns and possible actions:
- Parking lot gate needs to have an auto close, as well as a timer and signage.
  - Cameras are wide angle and will record all motion detected, such as a tree branch moving in the wind. Reviewing the video coverage is an extensive process. The current DVR system is set up for 8 cameras and

there are 7 cameras active. One camera is located at the parking lot gate, two are at the pool, and there are four are located at the back of the pool house.

- How can a camera be set up to focus on the tennis courts? There is an issue with electrical and installing a transponder to a pole. Fake cameras and signage were discussed and the installation of a blinking light indicator at the camera to alert people they are being videoed.
- Security system.

Director Noon entertained a motion to approve a gate timer to be purchased and installed by Colorado Premier Garage Doors & Gate Systems for \$705.00. Upon motion by Director Terwilligar, and second by Director DeBrosse, vote was taken and motion carried unanimously.

#### **INFORMATION ITEMS**

Director Terwilligar will be attending the HOA meeting in November.

#### **OTHER BUSINESS ITEMS**

The Board determined that the estimate for the bathroom floor re-epoxy proposal from Dark Star Construction was too high and included items not requested. Ms. Blair will request additional estimates. Director DeBrosse will also reach out to a possible contractor to obtain an estimate.

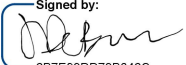
The pool tile repair is completed although the water level was lowered more than anticipated.

Director Noon informed the Board that the street light bulbs are replaced by CORE and if the pole is damaged this is then replaced by the City.

#### **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 2:52 p.m.

Respectfully submitted,

Signed by:  
  
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Secretary for the Meeting