

**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
CHAPPARAL METROPOLITAN DISTRICT  
HELD DECEMBER 13, 2022**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on  
December 13, 2022, at 3:00 p.m.

via Zoom:

<https://us06web.zoom.us/j/86938479596?pwd=WDFIR3pOV0VCZ3JlclY2SUthdTdRZz09>

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

The meeting was open to the public.

**ATTENDANCE:**

**In attendance were Directors:**

Thomas Lash, President  
Jim Noon, Secretary/Treasurer  
Roger Bane, Vice President  
Jamie DeBrosse, Director  
Michelle Bates, Director

**Also in attendance were:**

Marcos Pacheco; Community Resource Services of Colorado, LLC  
Travis Teruillgar, Resident

**CALL TO ORDER:**

Director Lash noted that a quorum of the Board was present, and he called the meeting to order at 3:04 p.m.

**AGENDA:**

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

**PUBLIC COMMENT:**

Travis joined the meeting to meet the Board of Directors and give his appreciation of a successful pool season.

**POOL REPORT:**

Dark Star Proposal, there was no enclosure in the meeting packet, but the Board discussed the items that need to be repaired. Director Noon noted that there are several electrical components in need of attention and should be part of the proposal. Additionally, Aspire has requested that sleeves be placed in the concrete so that backstroke flags can be easily placed. Because this requires an element of engineering, more information will be made available. If a proposal is generated before the next meeting, the Board may take action via email and then ratify the decision at the next meeting.

**MEETING  
MINUTES:**

**Approval of Meeting Minutes:** The Board of Directors reviewed the minutes of the November 8, 2022, 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: Mr. Pacheco presented the current payment of claims. The payment of the claims total \$81,212.63 with auto payments totaling \$4,461.91 totaling \$85,674.54. After discussion, Director Noon moved to approve the payment of claims as presented. Upon a second by Director Bates, a vote was taken, and motion carried unanimously.

Cash Position Summary Dated December 9, 2022, and Financial Statements for the Period Ended November 30, 2022: Mr. Pacheco reviewed the cash position and financial statements with the Board. After discussion, Director Noon moved to approve the payment of claims as presented. Upon a second by Director Bane, a vote was taken, and motion carried unanimously.

Antenna Lease Payment Report: Mr. Pacheco reviewed the report with the Board. No motion needed.

**MANAGEMENT ITEMS:**

There was none.

**DIRECTOR ITEMS:**

Consider Approval of Consent Letter regarding the AT&T Updating of Certain equipment that Supports its wireless Telecommunication Network: The Board discussed the consent letter from AT&T to move equipment around. Before work can commence, AT&T must coordinate scheduling and tank access with ACWWA. This should be noted in the agreement. Upon motion by Director Noon and second by Director Bates vote was taken and motion carried unanimously.

Director Lash asked CRS to follow up with Sprint and ask when they will be removing their equipment from the tanks. Again, this work will need to be coordinated with ACWWA.

Revisit the Roof Repairs on the Club House: The Board discussed the proposal that was presented for repairs to the clubhouse roof. There was extensive discussion about the need for repairs. Because there is not an immediate need to repair the roof, the Board determined that the roof repair will be added as a future capital expense and planned for accordingly.

Director Bates reported that at a past meeting it had been discussed that gift cards should be purchased to thank the individuals responsible for Christmas decorations. After discussion, it was decided that Director Bates will purchase a \$75 gift card for each volunteer and their spouse, the Tinkey's and the Cellar's. It was also requested that it be noted in the minutes how thankful the Board is for the work done by these families.

Director Bates moved to approve the purchase of gift cards for \$75.00 each. Upon a second by Director Noon, a vote was taken, and motion carried unanimously.

Discussion then continued about the decoration/lighting. As lights changes are needed, the Board will be looking to Director Banes and Bates for recommendations.

Director Noon asked about the grant that was applied for through the City of Centennial. He believes this was done by Luanne Tinkey, possibly with the help of CRS. Director Noon requested information on the application and the bids CRS will research.

Director Lash noted that he would like to discuss how the Board will be meeting in 2023. Several ideas were discussed as to how often the Board will meet in-person with other meetings happening via zoom. It was determined that the Board will meet in-person for March and May meetings. Determination on other meetings will be discussed at a future date.

**INFORMATIONAL ITEMS:**

HOA Meeting Attendance Calendar: Director Bates will attend the January meeting for the HOA as representative of the District.

**ACTION ITEMS:**

There were none.

**OTHER:**

Per call with Mr. Pacheco, To be included in the minutes, the Board has requested an invoice be forward to the resident by CRS for the resident to pay Law Electric directly. Does not want the invoice to be paid by the District.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 4:03 p.m.

Respectfully submitted,

  
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Secretary for the Meeting