

RECORD OF PROCEEDING

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF:

CHAPPARAL METROPOLITAN DISTRICT

HELD TUESDAY, APRIL 14, 2026, AT 2:00 PM AND CONTINUED TO FRIDAY, APRIL 17, 2026, AT 10:00 AM

ADMINISTRATIVE ITEMS

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

Jim Noon, President

Roger H. Bane, Vice President

Michelle Bates, Treasurer

Jamie DeBrosse, Secretary

Travis Terwilligar, Assistant Secretary

Also present were:

Sue Blair and Carlos Arreola-Karr, Community Resource Services of Colorado, LLC

Nicole Rathman and Jay, Front Range Recreation

Karen Ammon, Aspire Aquatics

Doreen Molk, resident

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at approximately 2:00 p.m.

CONFLICTS OF INTEREST

There were none.

APPROVE AGENDA

No changes to the agenda were requested. The Board proceeded with the agenda as presented, taking certain items out of order to accommodate Front Range Recreation and Director schedules.

MINUTES

Director DeBrosse moved to approve the minutes of the regular meeting held on March 10, 2026, as presented. Upon second by Director Bane, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

POOL REPORT

a. Pool Report from Front Range Recreation: Front Range Recreation reported that the pool heater heat exchanger had failed and that the heater had been turned off and isolated to avoid potential flooding or damage to the pump room. Front Range Recreation recommended replacement with a Raypak High Delta unit.

Discussion followed regarding the proposed replacement, cost, timing, and condition of the existing heater. Front Range Recreation advised that replacing only the heat exchanger would require substantial labor and may not address other existing component issues. It was noted that the replacement unit would need to fit the existing pump room constraints and could take approximately six weeks to receive, with the goal of installation before Memorial Day weekend if possible.

The Board discussed repair options, warranty and insurance considerations, the risks of temporarily operating the existing heater, and whether winter pool use may have contributed to the condition of the equipment. It was noted that Front Range Recreation's proposal was approximately \$57,000.

Director Bates requested that the Board obtain a second bid or opinion due to the cost of the proposed replacement. Karen Ammon reported that Denver Boiler Company had inspected the heater and may be able to provide an alternate option, but no written proposal had been received. The Board directed Front Range Recreation to provide pricing and timing information for replacement of the heat exchanger and related components, and Ms. Ammon agreed to follow up with Denver Boiler Company. The Board later continued the meeting to Friday, April 17, 2026, at 10:00 a.m. to allow time for additional information to be gathered.

Ms. Ammon also addressed the Board regarding Aspire Aquatics and the winter pool use arrangement. The Board discussed the importance of protecting the District pool and residents while continuing to evaluate the long-term impacts of winter use. The Board agreed that Aspire Aquatics' winter use should be included as an agenda item for a future meeting discussion.

On April 17, 2026, the continued meeting was called to order at approximately 10:00 a.m. All Directors were present. Ms. Blair and Mr. Arreola-Karr were also present. The Board discussed that no firm proposal or documentation had been received from Ms. Ammon or Denver Boiler Company since the April 14 meeting, and that time was of the essence if Front Range Recreation was to proceed with ordering replacement equipment.

Director Terwilligar moved to approve proceeding with Front Range Recreation's proposal for the new pool heater equipment. Upon second by Director DeBrosse, discussion followed, and the motion carried unanimously. CRS was directed to notify Front Range Recreation to proceed and to request that timing be expedited.

The Board further discussed the need for a contingency plan if the heater could not be installed before opening weekend. Mr. Arreola-Karr reported that CRS had reached out to Front Range Recreation regarding a pre-opening meeting with interested Directors to discuss access codes, cleanliness, and overall operational readiness, and was awaiting proposed dates.

FINANCIAL MATTERS

a. Review, Ratify and Approve Payment of Claims: The Board reviewed the claims presented for payment, including current payables and electronic payments in the total amount of \$13,887.83. Director Bane moved to ratify and approve the claims as presented. Upon second by Director Bates, a vote was taken, and the motion carried unanimously.

b. Review and Accept Cash Position Summary and Unaudited Financial Statements: Mr. Arreola-Karr reviewed the cash position summary dated April 9, 2026, and the unaudited financial statements for the period ending March 31, 2026. He reported adjusted balances of \$14,660 in InBank checking, \$560,833 in ColoTrust Plus, and \$575,493 in total adjusted balances. He also noted that the balance sheet had been adjusted to separately show the Aspire Aquatics accounts receivable.

Mr. Arreola-Karr reviewed the funds, revenues, expenditures, and ending fund balances, and reported that the District's audit exemption application had been approved by the State Auditor. Director DeBrosse asked whether the financial discrepancies discussed at the prior meeting had been resolved, and Director Noon confirmed that the items had been discussed and resolved. Director Terwilligar moved to accept the financial statements as presented. Upon second by Director Bane, a vote was taken, and the motion carried unanimously.

c. Antenna Lease Report: Mr. Arreola-Karr reviewed the antenna lease report with the Board. No formal action was taken.

MANAGEMENT ITEMS

a. Manager's Report: Mr. Arreola-Karr reported that CRS was awaiting quotes from Storybook and Valor for replacement of the fascia bricks, as the original vendor was no longer in business.

Mr. Arreola-Karr also reviewed a request from T-Mobile to replace three radio modules on the water tower. The Board discussed keeping ACWWA informed regarding access to the water tower. Director Bane also asked about prior AT&T cable or equipment concerns, and Mr. Arreola-Karr stated that he would follow up with the carrier and ACWWA and report back to Director Bane.

b. Review Look-Ahead Schedule: Mr. Arreola-Karr reviewed the look-ahead schedule and reported that the District was current on statutory and compliance deadlines. He noted that the audit exemption application had been filed and accepted.

DIRECTOR'S ITEMS

a. Review the 2026 Draft Chapparral Resident Code Letter: This item was taken out of order earlier in the meeting while Front Range Recreation was present. The Board reviewed the draft 2026 resident code letter and pool rules, including revisions to clarify the pool access code instructions. Front Range Recreation agreed to revise the language and send the updated letter to CRS for review before mailing.

The Board discussed private party information and the need to ensure that any party limits or booking information are consistent between District and Front Range Recreation materials. Director DeBrosse stated that she would review prior emails and provide any necessary clarification.

The Board also discussed swim team impacts during resident pool hours. The Board agreed that resident-facing materials should identify the swim team schedule, lane restrictions, and when the diving board would be unavailable. It was noted that the resident-facing lane restriction would apply from 10:00 a.m. to 11:00 a.m. on Mondays, Wednesdays, and Fridays, through July 8, 2026.

The Board discussed making the pool access mailing more noticeable to residents. Director Terwilligar confirmed that the access codes had been uploaded and would be activated before the first day of the season. Ms. Molk stated that she was willing to help field swim team-related questions or complaints, and CRS agreed to work with Ms. Molk regarding remittance of non-resident swim team fees collected on behalf of the District.

Director DeBrosse also asked about follow-up regarding a cleaning crew prior to the pool opening. CRS noted that it would review its follow-up items and confirm whether additional coordination was needed.

Director Bates also noted that the lock on the door between the clubhouse and the pool area was sticky and difficult to lock and unlock.

b. Director Reports: Director Bane reported that the District's prior landscaping provider had ceased operations and that he had obtained a proposal from TGF Landscaping after receiving a referral from Cypress Tree and Lawn Care. The Board discussed the need to maintain service due to current site conditions and the timing of the growing season. Director Bane moved to accept the single proposal for the 2026 irrigation and landscaping contract. Upon second by Director Terwilligar, a vote was taken, and the motion carried unanimously.

Director Bane also reported on irrigation activation, heat tape installed ahead of the forecasted freeze, and coordination needed with Director Terwilligar regarding the Rachio system. The Board discussed water restrictions and agreed to be good stewards of water use. Director Terwilligar left the April 14 portion of the meeting prior to its conclusion.

During the continued meeting on April 17, Director Bates asked about a photo showing a ladder or related item at the water tower. Director Noon noted that the matter had been referred to ACWWA and/or the appropriate responsible party for follow-up. Director DeBrosse reported that she planned to coordinate food trucks again for the community, likely once per month. Director Bates reported that the tennis court message board had been installed.

INFORMATIONAL ITEMS

a. HOA Meeting Attendance Calendar: The Board reviewed the HOA meeting attendance calendar. No formal action was taken.

OTHER BUSINESS

The Board discussed communicating with residents if the pool is expected to open without heated water due to the timing of the heater replacement, including use of the HOA email blast and District website.

ADJOURNMENT

There being no further business, the continued meeting was adjourned on Friday, April 17, 2026, at approximately 10:22 a.m.

Respectfully submitted,

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Secretary for the Meeting