

## RECORD OF PROCEEDING

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

### CHAPPARAL METROPOLITAN DISTRICT

HELD TUESDAY, JUNE 11, 2024

#### ATTENDANCE

The regular 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

Absent was Director Travis Terwilligar, whose absence was excused.

Also present were:

Sue Blair and Carlos Arreola-Karr; Community Resource Services of Colorado, LLC  
Jennifer Thomas of Front Range Recreation

#### CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 2:04 p.m.

#### AGENDA

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

#### PUBLIC COMMENT

There was none.

#### POOL REPORT

##### Front Range Updates:

- Jennifer Thomas with Front Range Recreation said Director Terwilligar has resent new codes for the families who have paid for this season's memberships. Director Bates asked Ms. Thomas to make sure that Ms. Hazard's code is working.
- Director Bates mentioned that there is water coming up from the parking lot manholes. Ms. Thomas said this could possibly be from the backwash during the process of cleaning the filters and will contact ACWWA.
- The baby pool gate does not lock, Ms. Thomas will schedule this to be repaired.
- Director Noon asked about the cost of the CO2 being demolished and new CO2 equipment being installed. Ms. Thomas looked at the invoice with the Directors. The new vendor is General Air. Ms. Thomas suggested contacting Jay with FRR and asked to have the invoicing checked.

- The Directors looked at the photo of the broken pool “wall” stairs. Repair will have to be done after the season because the pool will need to have enough water drained for the repair. The Directors feel the repair should be done before winterizing. Because of the jagged edge, can a quick fix be done to prevent any injuries. Director Noon will investigate a possible solution to a quick fix.
- The pool house cleaning went well however the floor is not coming clean and will need to be addressed with either a new finish or flooring change. Director Noon requested to not to acid wash the floor.
- Director DeBrosse asked if the pool season will be extended, Ms. Thomas said yes, and this is in the contract. The Board decided to table this discussion until additional information is provided by Front Range Recreation.
- The feedback on the otter pops and ping pong table is good and the lifeguards are taking care of the ping pong table properly.
- Ms. Thomas reiterated if there are any issues to please contact her right away.

## MINUTES

The Board of Directors reviewed the minutes of the May 14, 2024, meeting. Director Bates moved to approve the minutes as presented. Upon second by Director Bane, a vote was taken, and motion carried unanimously.

## FINANCIAL MATTERS

1. **Payment of Claims:** Mr. Arreola-Karr presented the current payment of claims in the amount of \$40,792.93 with auto payments of \$83,364.15 totaling \$124,157.08 Director Bates moved to approve the claims as presented. Upon second by Director Bane, vote was taken, and motion carried unanimously.
2. **Cash Position Summary Dated June 7, 2024, and Unaudited Financial Statements for the Period Ended May 31, 2024:** Mr. Arreola-Karr reviewed the cash position and unaudited financial statements. Director Bane moved to accept the cash position and unaudited financial statements. Upon second by Director Bates, vote was taken, and the financials were accepted.
3. **Antenna Lease Payment Report:** Mr. Arreola-Karr reviewed the report with the Board.

## MANAGEMENT ITEMS

- **Verbal Update on City of Centennial Large Community Grant:** Mr. Arreola-Karr had a meeting with the City of Centennial regarding the process and progress of the awarded grant monies. The District will need to provide 3 testimonials from residents with their opinions on the improvements to the pool and tennis court area. The Board will need to provide the city a written evaluation of the long-term maintenance program. If there are any changes to the project this will need to be approved by the city. Director Bates will contact Mr. Arreola-Karr to schedule a discussion on the next steps.
- **Signage:** The Director’s asked Ms. Blair to contact Ms. Golesh and request that any signage that is placed in front of the monuments do not block the Chapparral Metro District signage.

## DIRECTORS ITEMS

- A. **Director Reports:** Director Bates moved to ratify the purchase of the small freezer for the pool house, upon second by Director Bane, vote was taken, and motion carried unanimously.
  - a. Questions were asked about the stonework, Director Bane explained that the masonry in the Terrace wall needed repair in a couple of areas.
  - b. Director Bane requested the Board to approve the cost of the lighting on the east entrance be updated to match the west entrance lighting. Director Bates moved to approve the cost for lighting, upon second by Director DeBrosse, vote was taken, and motion carried unanimously.
- B. **Maintenance Behind Both Monuments:** Director Baine reviewed the information provided by the volunteers. The areas located behind the monuments are scheduled to be mowed 3 times during the season, the areas have been mowed recently. This is the same for the ditch. Director Bane is addressing the other areas and will verify that the maintenance crews are not overlooking them.

- C. **Broken In-Wall Pool Step:** This was already addressed in the Front Range report and discussion.
- D. **Ratify the Easement Agreement:** After discussion Director Bane moved to ratify the Easement Agreement. Upon second by Director Bates, a vote was taken, and motion carried unanimously.
- E. **Review and Consider Approval of Pest Solution Proposal:** After discussion Director Bane moved to approve the proposal from Envirotech Pest Solutions annual proposal, upon second by Director Bates, vote was taken, and motion carried unanimously.

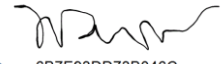
#### INFORMATION ITEMS

- Director Bates and Director De Brosse informed the Directors that the trophies that were being stored at the pool are in terrible shape and didn't denote any specific Chapparral group. It was determined that the trophies are not displayed and disposed of.
- Director Bane asked the Board to consider adding about three feet of asphalt to the north of the pool gate entrance, this would help with maneuvering into the gate and driveway. Director Bane will investigate the cost.
- The clock at the pool is not working, Director Bates will provide a cost of a large clock at the next meeting.
- The HOA will be informed to add in their July newsletter of the tennis court closure for resurfacing.

#### ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:01 p.m.

Respectfully submitted,

DocuSigned by:  
  
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Secretary for the Meeting