

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
CHAPPARAL METROPOLITAN DISTRICT
HELD FEBRUARY 14, 2023**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on
February 14, 2023, 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:

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

CALL TO ORDER:

Director Lash noted that a quorum of the Board was present, and he called the meeting to order at 3:03 p.m.

AGENDA:

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

PUBLIC COMMENT:

There was no public comment.

POOL REPORT:

Jennifer Thomas, with Front Range Recreation updated the Board. She asked if she could use a community flyer to help drum up lifeguard interest. Ms. Blair said the HOA can distribute that in its newsletter. Ms. Thomas also noted that in their contract if minimum wage increased by more than 5%, their rates will be adjusted to reflect an increase. The minimum wage did increase 8.6% and Ms. Thomas will forward the rate increase to CRS and is available for any questions. There was discussion regarding the minimum wage.

Moving on to questions regarding the repairs to the club house, Ms. Thomas suggested obtaining additional proposals other than Dark Star for the repairs. Discussion continued on the repair work for the club house. Director DeBrosse reviewed the information forwarded to the Board. Director DeBrosse pointed

out that the proposal does not include the additional heat tap or the anti-microbial layer on the floor and ceilings as suggested by the insurance adjuster. Dark Star forwarded a year-old proposal which included installing base board heating to help keep the walls warm. Director DeBrosse asked if the Board ever discussed this. Director DeBrosse asked the Board if we need to solicit any additional bids and do we need to ask from Dark Star any more clarity. Director Bane asked about how to address the removal of additional items in the storage room, such as the filing cabinets. Director DeBrosse is questioning the anti-microbial and how does it really work so she will reach out to the insurance adjuster for more information. The Board does want the heat tape included in the repairs. Because the frozen pipe location is in the storage room, the Board discussed other suggestions on how to keep that room warmer. The Board requested CRS look into obtaining a couple more bids.

Director Noon brought up the question about the electrical GFCI circuit, and Director DeBrosse will follow up with Dark Star.

Director Noon feels it is important to take care of the GFCI circuit-breakers for both the outlet and lights and suggested that the repair cost not to exceed more than \$4,000.00. When Director DeBrosse contacts Dark Star she will clarify the proposed contract paragraphs concerning the GFCI Circuit-brakers, outlet and lights.

Director Noon moved to approve the proposal to repair the circuit-breaker, outlet and lights in an amount not to exceed \$4,000.00. Upon second by Director Bates, vote was taken, and motion carried unanimously.

**MEETING
MINUTES:**

Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the January 10, 2023, regular meeting. Director Bates moved to approve the minutes as presented. Upon a second by Director Lash, 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 \$5,549.46, with auto payments totaling \$6,909.08. totaling \$12,458.54. After discussion, Director Bates moved to approve the payment of claims as presented. Upon a second by Director Noon, a vote was taken, and motion carried unanimously.

Cash Position Summary Dated February 10, 2023, and Unaudited Financial Statements for the Period Ended January 31, 2023: Ms. Blair reviewed the cash position and financial statements with the Board. After discussion, Director Noon moved to approve the financial reports as presented. Upon a second by Director DeBrosse, a vote was taken, and motion carried unanimously.

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

MANAGEMENT ITEMS:

2023 Backflow Requirements: CRS will schedule the backflow testing.

DIRECTOR ITEMS:

Consider Creekside Elementary Donation for a Pool Membership for the 2023 Silent Auction: Director Banes moved to approve the donation and pool membership. Upon a second by Director Noon, a vote was taken, and motion carried unanimously.

Consider Approval of the Cypress Lawn & Tree Care 2023 Service Renewal: Director Bane moved to approve the renewal. Upon second by Director Noon, a vote was taken, and motion carried unanimously.

INFORMATIONAL ITEMS:

HOA Meeting Attendance Calendar: The calendar was reviewed by the Board.

ACTION ITEMS:

There were none.

OTHER:

Election Update: Ms. Blair noted that self-nomination forms are due Friday, February 24. If after February 27 there are no additional forms received, the election can be cancelled.


Director Bane updated the Board on the holiday wreath storage in the small outbuilding.

The March meeting will be in-person at the Fire Station. Director Lash will check his keycard to verify if it is working.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 4:17 p.m.

Respectfully submitted,

DocuSigned by:


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Secretary for the Meeting