

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHAPPARAL METROPOLITAN DISTRICT HELD MARCH 9, 2021

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on
March 9, 2021 at 3:00 p.m.
via Zoom <https://zoom.us/j/2583076806> or via phone @ 1 346 248 7799 with Meeting ID: 258 307 6806.
The meeting was open to the public.

ATTENDANCE: In attendance were Directors:
Thomas Lash, President
LuAnn Tinkey, Vice President
Jim Noon, Secretary/Treasurer
Roger Bane, Director
Dan Hartman, Director

Also in attendance were:
Bob Blodgett; Community Resource Services of Colorado, LLC
Jennifer Thomas and Eli Schlagel; 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 3:06 p.m.

AGENDA: The Agenda was presented and approved as posted.

PUBLIC COMMENT: There were none.

MEETING MINUTES: Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the February 9, 2021 meeting. Director Bane moved to approve the minutes as presented. Upon a second by Director Tinkey, a vote was taken, and motion carried unanimously.

FRONT RANGE RECREATION: Pool Updates:
Mr. Schlagel explained that there is a nationwide shortage of tri-chlor. There was a fire that shut down the major supplier of tri-chlor across the country. Front Range Recreation will be limited to approximately five 100-pound bags a month for the season. This is not nearly enough for the nine pools they manage. Mr. Schlagel explained that bleach supplied by an automated controller is an option. The board previously reviewed this option and determined not to proceed because of the cost of \$5-6,000 for the controller. Mr. Schlagel stated a lease purchase agreement to reduce the cost to a few hundred dollars a month is an option now. There is a 30-day lead time to install the bleach controller. He also discussed another option related to calcium hypochlorite. The Board discussed the option of applying the bleach by the staff by hand. Front Range Recreation does not prefer this option due to the

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time involved and safety issues for their staff. Mr. Schlager stated that the bleach option also involves a new carbon dioxide charge of \$150 per month. This was a deterrent for the Board when previously discussed.

After further discussion, the Board asked Mr. Schlager to prepare a report outlining the pros and cons and cost of utilizing the automated bleach controller system this summer rather than rely on the present tri chlor system where the chemicals may not be available. After further discussion, the board asked Mr. Schlager. Mr. Schlager will prepare the report and send to Mr. Blodgett as soon as possible. Front Range Recreation would like a decision by April 1 on the automated bleach controller system. The board noted they may need a special meeting prior to their April 13 regular meeting.

a. Discussion Regarding Landline and or Wi-Fi at Pool:

Director Hartman reported an enhanced Wi-Fi system would be for the pool gate locks and also for the residents and lifeguards. He stated an assessment in the attic regarding what new equipment is needed and how much network cable is required. Work involved for a new Wi-Fi system will be to configure the network, initial equipment needs, running the wires, installation and testing. Director Hartman stated he will work on a transmitter in the gable. Waiting on TENG to install their network may be the most cost-effective option within the next few years. Director Lash volunteered to be on a subcommittee with Director Hartman to review Wi-Fi improvement options at the pool.

b. Discuss New Sign for Pool Rules:

Director Tinkey reviewed the old pool sign and the new pool regulations. Director Hartman suggested a window box at the pool in which the rules and regulations form could be easily modified and placed inside the box in the future. Director Noon suggested placing the rules and regulations on a hard surface that can be moved around as needed. After further discussion, director Tinkey will discuss with Fast Signs and get their recommendation for the most cost-effective way to display the new rules and regulations.

FINANCIAL MATTERS

Payment of Claims: Motion by Director Noon second by Director Bane the board approved the claims in the amount of \$3,376.76. Director Tinkey asked that Front Range Recreation send a separate invoice for first aid supplies so the Board may see this information.

Cash Position and Financial Statements: Motion by Director Tinkey second by Director Noon the board accepted the March cash position summary and February financial statements.

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Review and Consider Approval of 2020 Audit Exemption: Motion by director Noon second by Director Bane the board approved the 2020 audit exemption.

Update on Redstone Bank CD: Mr. Blodgett reported the CD that expired March 8 has been extended for seven months to October 9, 2021 at a rate of .2%.

Antenna Lease Payment Report: Mr. Blodgett reviewed the report with the board. After discussion, the board accepted the report.

Other: The board noted inquiries from a resident regarding the year end balance column of the 2019 budget contained within the 2021 budget resolution. The resident also inquired regarding the actual cost of the 2016-17 monument project and the financial statements at that time. The board appointed a committee of Director Lash and Director Noon to review the information from CRS once it has been researched.

MANAGEMENT ITEMS:

Website Update: Mr. Blodgett reported the new pool rules and regulations have been posted on the website. Director Lash noted that the Board will send input to CRS to include on the website that is also included in the HOA newsletter.

DIRECTOR'S ITEMS:

Discussion Regarding Pool Gate Code: Director Tinkey noted that the pool gate code has not changed in some time. It is also extremely sensitive to any movement, including animals, that open it. She noted a nonresident using the code to access the tennis courts for lessons. After discussion, the Board authorized Director Tinkey to contact the gate maintenance contractor regarding changing the code and the sensitivity setting for vehicles attempting to exit the parking lot. The board noted that once the pool gate code is changed that information needs to be sent to ACCWA, cell phone tower contacts, Fit Turf, Emerald Isle, Front Range Recreation and others on the District's authorized access list.

Discussion Regarding Locking Dumpster and Consider Waste Removal Bids: After discussion, the board directed Mr. Blodgett to contact the companies and prepare information regarding twice a week pickup at the pool from late May to late September only. This will be provided to the board in the near future since the current contract with Waste Management expires April 1.

Discussion Regarding Shred Event at the Pool: Director Lash reported the shred event is planned for March 27. The board expressed some concern with nonresidents attending the event. The event has been posted on Next Door which includes 44 other communities. Apparently, this has been the practice in the past. Motion by Director Noon second by Director Bane the board approved

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the March 27 shred event at the district parking lot. The board will monitor any traffic or other problems associated with the event this year.

Review and Consider Entrance Landscaping Bids: Director Lash reported three bids have been received from Pure Green, Emerald Isle and Keesen. Mr. Ken Brunk will chair a neighborhood committee to review the bids and make a recommendation to the board.

Ratify Winter Water Bid with Emerald Isle \$735.00: Motion by Director Tinkey second by Director Bane the Board ratified the one-time application of winter water by Emerald Isle in the amount of \$735.00.

Discussion Regarding the Creekside Elementary School – Gala and 2021 Summer Pool Membership: The Board noted this has been an annual contribution by the district for the Creekside Elementary school fundraiser. Motion by Director Tinkey second by Director Noon, the Board approved the 2021 summer pool membership contribution.

2021 Regular Meeting Schedule: The Board asked Mr. Blodgett to review the meeting invites to ensure they are accurate regarding the physical location at the firehouse and the virtual meetings via Zoom.

INFORMATIONAL ITEMS

HOA Meeting Attendance Calendar: – Director Lash noted that Director Tinkey will replace him in September on the calendar. CRS will amend the calendar.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 5:02 p.m.

Respectfully submitted,



Secretary for the Meeting