

**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
CHAPPARAL METROPOLITAN DISTRICT  
HELD OCTOBER 12, 2021**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on  
October 12, 2021, at 3:00 p.m.  
via Zoom <https://zoom.us/j/96189521040> or via phone @ 1 346 248 7799 with Meeting ID: 961  
8952 1040.

The meeting was open to the public.

**ATTENDANCE:**

In attendance were Directors:

Thomas Lash, President  
Jim Noon, Secretary/Treasurer  
Roger Bane, Director  
Dan Hartman, Director  
LuAnn Tinkey

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 3:00 p.m.

**AGENDA:**

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

**PUBLIC COMMENT:**

There was no public comment received.

**MEETING  
MINUTES:**

Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the August 10, 2021 regular meeting. Director Hartman moved to approve the minutes as presented. Upon a second by Director Noon, a vote was taken, and motion carried unanimously.

**FRONT RANGE  
RECREATION –  
POOL UPDATE:**

Front Range Recreation Update: The Board reviewed the pool usage report for the weekend after Labor Day. The Board discussed the 2022 pool management contract. The Board authorized Director Noon to negotiate the contract with Jaylene Jones. Director Noon will present the contract at the November meeting for Board consideration.

**FINANCIAL MATTERS:**

Payment of Claims: Ms. Blair reviewed the revised claims list with the Board. Director Lash noted that tax was paid on the Rye Baker Fire invoice. Director Bane noted that there is one more invoice to be paid for the landscaping maintenance. Upon a motion made by Director Noon and seconded by Director Tinkey, the Board approved the payment of claims in the amount of \$44,024.37. Director Bane presented a quote for extending the rocked ditch from behind the big signaling box at the east side of the west entrance about 75 to 100 feet east for drainage purposes – Pure Green Landscaping \$407.05. Upon motion duly made, seconded and unanimously carried, the Board approved the expenditure.

Cash Position Summary Dated October 6, 2021, and Financial Statements for the Period Ended September 30, 2021: Ms. Blair reviewed the cash position and financial statements with the Board. The Board accepted the financial statements as presented.

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

Redstone Bank CD: Director Noon moved that the CD roll for an additional 7 months at an interest rate of 0.02%.

2022 Draft Budget: Ms. Blair reviewed the draft 2022 budget with the Board. The following were changes made to the draft budget during the meeting:

- District Management and Accounting was increased to \$27,720
- Pool Management amount will be revisited after contract negotiations
- Water bills for the pool were increased to \$18,000
- Xcel bills for the pool were increased to \$18,000
- Holiday lighting was increased to \$7,000 for wreath replacement
- Pool equipment was reduced to zero

Ms. Blair reported that the public hearing on the 2022 budget will be held at the November 9<sup>th</sup> meeting of the Board. Publication will be completed to allow the Board to conduct the public hearing.

Director Noon and Ms. Blair will be working on invoicing Aspire for monthly costs associated with use of the pool for swim team practice.

**MANAGEMENT ITEMS:**

Holiday Lighting Contract: Director Hartman moved that the lighting contract with Deep Rooted Garden and Design in the amount of \$3,765.00 be approved. Upon second by Director Bane, vote was taken and motion carried unanimously.

2022 Emerald Isle Maintenance Contract: Director Bane will be meeting with Dave to review the proposed contract for 2022. Director Bane will report back to the Board.

**DIRECTOR ITEMS:**

Director items for Board packets should be emailed to Director Lash and Ms. Blair one week prior to the meeting.

Director Bane reported on the following:

- Grandview High School pool is being rebuilt
- Tree trimming at Geddes was performed today
- Tree at Fremont Court was removed today
- Director Bane and Ken Brunk recommended that a flyer be sent out by the HOA requesting additional landscape committee members

Director Hartman reported on the following:

- Dumpster Day went well
- Shutters and trim at the gate house need paint. Director Bane will request quotes for the work.
- Director Hartman will be spending \$400-\$500 on public Wi-Fi at the clubhouse. This expense was previously approved.
- Director Tinkey noted that Ting is to be in place by April 2022.

**INFORMATIONAL ITEMS:**

HOA Meeting Attendance Calendar: HOA schedule will be updated and sent to the Board.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 5:30 p.m.

Respectfully submitted,

DocuSigned by:

*Jim Noon*

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Secretary for the Meeting