

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

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on November 9, 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

Absent was Director Tinkey, whose absence was excused.

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 October 12, 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: Jenn Thomas reviewed her report with the Board and noted the under-water pool lights need replaced and other club house lights should be addressed. The new pool cover is still on backorder and Aspire is “borrowing” a pool cover for the interim. The Board discussed the invoicing, billing and credits between the District and Aspire. Director Noon will review

the email provided by Jaylene Jones. The contract will be on the December agenda for approval

**FINANCIAL
MATTERS:**

Payment of Claims: Ms. Blair presented the current payment of claims. Payments for \$393.51 and \$201.55 will be voided and reissued. The payment of the claims total \$38,034.62 with auto payments totaling \$4,646.83, totaling \$42,681.45 Director Noon moved to approve the payment of claims as amended. Upon a second by Director Hartman, a vote was taken, and motion carried unanimously.

Cash Position Summary Dated November 5, 2021, and Financial Statements for the Period Ended October 31, 2021: Ms. Blair reviewed the cash position and financial statements with the Board. The Board accepted the financial statements as presented.

Conduct Public Hearing to Amend 2021 Budget: Ms. Blair noted that publication had been made in accordance with statute, and the Board can proceed to conduct a public hearing to amend the District's 2021 budget. Director Lash opened the public hearing. Ms. Blair reviewed the 2021 amended budget with the Board. Director Noon moved to approve the 2021 amended budget as presented. Upon second by Director Bane, vote was taken, and motion unanimously.

Conduct Public Hearing to Adopt 2022 Budget: Ms. Blair noted that publication had been made in accordance with statute, and the Board can proceed to conduct a public hearing to adopt the District's 2022 budget. Ms. Blair reviewed the 2022 budget with the Board and a few changes were made. Director Noon moved to approve the 2022 budget subject to adjustments. Upon second by Director Hartman, vote was taken, and motion carried unanimously.

Ms. Blair reviewed the assessed property tax summary with the Board. After discussion Director Noon moved to approve the total mill levy of 12.101. Upon second by Director Bane, vote was taken, and motion carried unanimously. ed. Director Lash, noted that no public was present for comment, and closed the public hearing.

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

Ratification of New Gate Keypad Expense will be address in Director's Items.

ENTRANCE & LANDSCAPING

Estimate of Services 2021/2022 from Cypress Lawn & Tree Care for Winter Watering: This proposal includes the trees and shrubs at the entrances. Director Bane moved to approve the contract as presented. Upon second by Director Noon, vote was taken, and motion carried unanimously.

Clubhouse Exterior Maintenance Estimate from Simpson Coating: The Board reviewed the proposal for necessary painting at the gate house. After discussion Director Hartman moved to approve the bid, using Infinity paint. Upon a second by Director Bane, vote was taken, and motion unanimously approved.

Discuss Irrigation/Sprinkler: Director Bane reported and explained the irrigation repair. Pure Green Landscape will continue with winterizing and the landscape irrigation repair. The District will be receiving an invoice for work in December.

MANAGEMENT ITEMS:

No items for this meeting.

DIRECTOR ITEMS:

Ratify Replacement of Entry Keypad for Gate: Director Bane explained to the Board that the chain on the fence was disengaged and now will need to be replaced. The parts are on order and there will be an additional charge for installation. Director Bane moved to ratify the purchase of the new keypad. Upon second by Director Hartman, vote was taken, and motion carried unanimously.

Director Lash reported that Dish TV would like to present the Board with a proposal to add an antenna lease revenue

The Board requested that Ms. Blair make a recommendation to the Board on new legal counsel.

There were questions regarding removal of the water tank. Director Lash stated that there is an IGA between the District and ACWWA that the water tank even if not being used will be maintained for the District to use for the antenna towers, or ACWWA has to supply an acceptable option for the antennas.

Director Bane inquired about Emerald Isle's contract for 2022 landscaping, mowing and fertilization. Director Bane asked that the contract approval be on the December agenda of the Board.

INFORMATIONAL ITEMS:

HOA Meeting Attendance Calendar: Changes were made to the calendar: Director Noon will attend the March and September HOA meetings.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 4:32 p.m.

Respectfully submitted,

DocuSigned by:
Jim Noon

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Secretary for the Meeting