

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHAPPARAL METROPOLITAN DISTRICT

HELD
September 8, 2015

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on September 8, 2015, at 3:00 p.m. at South Metro Fire Station No. 42, 7230 S. Parker Road, Foxfield, Colorado. The meeting was open to the public.

ATTENDANCE

In attendance were Directors:

Garry Cornish; President
Gerald Weaver; Vice President
Thomas Lash; Secretary/Treasurer
James Neumann; Assistant Secretary
Steve Cooper; Assistant Secretary

Also in attendance were:

Mr. Ken Brunk; Resident and Home Owner's Association (HOA)
Board Member
Kurt Schlegel; Community Resource Services of Colorado, LLC
(CRS)

CALL TO ORDER:

Director Weaver noted that a quorum of the Board was present, and called the meeting to order at 3:00 p.m.

AGENDA:

Director Lash moved to accept the Agenda as presented. Upon a second by Director Cooper, a vote was taken and the motion carried unanimously.

PUBLIC COMMENT:

Mr. Brunk addressed the Board regarding a proposed new residential community planned for the City of Aurora called King's Point. The proposed community, if approved, will be located at the Southeast corner of Parker Road and East Aurora Parkway Alignment. Mr. Brunk stated that the HOA has discussed and has some serious concerns regarding traffic loading, public safety, quality of life, etc., and requested that the Metropolitan District address the proposed community and its impact on Chapparral.

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The Board requested that Mr. Schlegel draft a letter to the City of Aurora requesting additional information and data pertinent to this planned community, and that he send the draft to Director Weaver for review and edit prior to mailing.

Mr. Brunk also:

- Thanked the Board for work that has been completed at the swimming pool
- Requested that the Metropolitan District Board re-publish the plans for the entryways to Chapparal now that construction on Arapahoe Road is underway

MINUTES:

The Board reviewed the minutes of the regular meeting held on August 11, 2015. Director Lash moved that the Board approve the meeting minutes as presented. Upon second by Director Coper, a vote was taken and the motion carried unanimously.

POOL REPORT

Pool Hours: Mr. Schlegel reported that the pool has closed for the season.

Driveway Gate: Mr. Schlegel briefed the Directors as to the status of the needed repairs of the automatic gate at the entryway to the recreation center. The gate mechanism was not operating correctly and had to be repaired so that the gate would close. This work was completed in August. There are additional repairs that are required so that the gate functions as designed, and in addition the gate needs to be brought into compliance with UL 325 that specifies operating requirements for automatic gates.

Mr. Schlegel has obtained three (3) quotes for completing the necessary work however the Directors had questions that Mr. Schlegel was unable to answer so he will schedule a site visit with one of the contractors so that all can understand what work needs to be completed.

The Directors inquired as to Arapahoe County Water and Wastewater Authority's agreement with the District to share in Recreation Center maintenance costs, including the cleaning of the tennis courts. Mr. Schlegel will research this and report back to the Directors as soon as possible.

Gate Refurbishment: Mr. Schlegel briefed the Directors on the status of the modification to the man gate on at the pool. The contractor, Commercial Fence & Iron Works, is scheduled to be on site later this week to make the needed modifications to the gate. Once the work is complete Mr. Schlegel will coordinate a re-inspection by the South Metro Fire Protection District.

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Dead Tree Removal: Mr. Schlegel has been in contact with the contractor that has been hired to remove four (4) dead or dying trees at the pool. The work is scheduled to be complete by the end of September.

Increase Pool Deck Area: Mr. Schlegel will be contacting several concrete installation companies to obtain bids for the proposed expansion of the pool deck and will report back to the Board at the October meeting.

FINANCIAL/ MANAGEMENT ITEMS:

Payment of Claims – Mr. Schlegel presented the September 2015 Claims for payment. After review Director Copper moved that the Board approve the claims presented for payment totaling \$6,954.86 represented by checks #3045-3055. Upon second by Director Weaver, a vote was taken and the motion carried unanimously.

Cash Position & Financial Statements: Mr. Schlegel presented the District's Cash Position & Financial Statements dated August 31, 2015. Director Olson moved to accept the cash position and financial statements as presented. Upon a second by Director Lash, a vote was taken and the motion carried unanimously.

Antenna Lease Payment Report: Mr. Schlegel presented the latest income report, which reflects lease payments received by the District through September 1, 2015. The total of lease payments received to date in 2015 is \$70,929.39. Mr. Schlegel noted that there is a question as to the payments that were to have been received for the Clearwire lease, since the last payment received was in July. Mr. Schlegel will check on this and report back to the Board in October.

2015 Preliminary Assessed Value: Mr. Schlegel reported to the Directors that the preliminary assessed value for the District increased for 2015 from \$12,932,768 to \$14,707,892. This figure will affect the 2016 operating budget for the District, which will be presented to the Board prior to 15 October, 2015.

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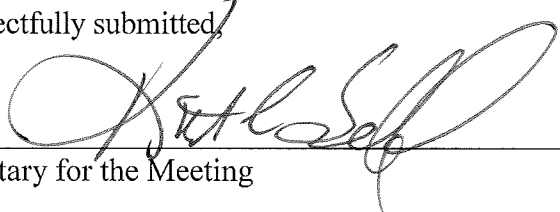
Website Update: Mr. Schlegel reported to the Directors that the District's website is being populated, will contain links to related websites (e.g. HOA, etc.) and will be functional no later than 15 October, 2015. Director Cooper will send some pictures to Mr. Schlegel for inclusion on the website.

DIRECTORS' ITEMS: None discussed

INFORMATIONAL ITEMS: HOA Meeting Items: The next HOA meeting will be held on the second Monday (10/12) in October, with Director Neumann scheduled to represent the District's Board of Directors.

ADJOURNMENT There being no further business to come before the Board, Director Neumann moved to adjourn the meeting. Upon a second by Director Lash, a vote was taken and the motion carried unanimously. The meeting was adjourned at 4:16 p.m.

Respectfully submitted,



Secretary for the Meeting