

RECORD OF PROCEEDINGS

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

HELD
October 13, 2015

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on October 13, 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
James Neumann; Assistant Secretary
Steve Cooper; Assistant Secretary

Director Lash did not attend this meeting – absence was excused

Also in attendance were:

Ms. Roylane Sellers; Resident and HOA Board President
Mr. Ken Brunk; Resident and Home Owner's Association (HOA)
Board Member
Mr. Derek Holcomb; City of Centennial-Principal Planner
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 3:02 p.m.

AGENDA:

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

KING'S POINT DEVELOPMENT UPDATE

The Chapparral Board of Directors sent a letter to the City of Aurora in September citing several concerns regarding the proposed development within the City of Aurora's boundaries. Mr. Holcomb attended today's meeting in order to provide the Directors with an update as to the process by the city of Aurora. The primary concern for the City of Centennial is the traffic loading in the area – post development. Centennial is conducting

RECORD OF PROCEEDINGS

its own traffic study, with a projected completion date in November. Centennial staff is still waiting for a reply from the City of Aurora regarding the requirement of the initial approval regarding the inclusion of a golf course in the community.

Mr. Holcomb will remain in contact with the Chapparral Metropolitan District Board regarding the status of the proposed development.

PUBLIC COMMENT:

Ms. Sellers and Mr. Brunk asked several questions of Mr. Holcomb and the Board of Directors. All agreed that the potential for the residents of Chapparral being adversely affected by the development is a possibility.

MINUTES:

The Board reviewed the minutes of the regular meeting held on September 8, 2015. Director Cooper moved that the Board approve the meeting minutes as presented. Upon second by Director Weaver, a vote was taken and the motion carried unanimously.

POOL REPORT

Driveway Gate: Mr. Schlegel and Director Cooper met with one of the contractors that submitted bids to repair and bring the gate into compliance with current UL standards. Mr. Schlegel has not yet received a sample of the wire screening required by UL325 and that may be applied to the gate and surrounding fence to provide personal protection. Director Weaver moved to table this issue until such time samples are obtained. Upon a second by Director Neumann, a vote was taken and the motion carried unanimously.

Pool Deck / Concrete Expansion: Mr. Schlegel has obtained two (2) bids to expand the concrete pool deck area, as requested. The Directors discussed options as to what size the expansion should be. Director Neumann moved to table the issue until Mr. Schlegel can obtain a third bid for service. Upon a second by Director Weaver, a vote was taken and the motion carried unanimously.

Emergency Egress Gate Refurbishment: Mr. Schlegel informed the Directors that the work has been completed, and that the follow-up inspection by South Metro Fire Protection District has been completed as well.

RECORD OF PROCEEDINGS

Dead Tree Removal: Mr. Schlegel reported to the Directors that the work has been completed and that the remaining wood will be removed from the Parking lot within one (1) week. Director Neumann asked about a stump at the South end of pool. Mr. Schlegel stated that this was not included in the quote for service but will contact the vendor and request a quote for the removal of this stump. .

FINANCIAL/ MANAGEMENT ITEMS:

Payment of Claims – Mr. Schlegel presented the October 2015 Claims for payment. After review Director Weaver moved that the Board approve the claims presented for payment totaling \$17,377.93 represented by checks #3056-3065. Upon second by Director Cooper, a vote was taken and the motion carried unanimously.

Cash Position & Financial Statements: Mr. Schlegel presented the District's Cash Position & Financial Statements dated September 30, 2015. Director Weaver moved to accept the cash position and financial statements as presented. Upon a second by Director Cooper, 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.

2015 Preliminary Budget: Mr. Schlegel presented the proposed 2016 Budget to the Directors for their consideration. Mr. Schlegel reported that he has scheduled a public hearing to discuss and approve the 2016 budget for November 10, 2015.

Website Update: Mr. Schlegel reported to the Directors that the District's website is being populated and is scheduled to go live on November 1, 2015.

DIRECTORS' ITEMS:

Street Lights: The Directors discussed the possibility of improving the street lights throughout the District. This topic has been discussed previously however residents have asked for the issue to be revisited. Intermountain Rural Electric Authority (IREA) and the City of Centennial will be contacted to determine responsibility,

RECORD OF PROCEEDINGS

cost, etc. and then the issue will be placed on a future agenda.

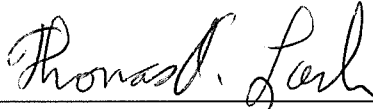
INFORMATIONAL ITEMS:

HOA Meeting Items: The next HOA meeting will be held on the second Monday (11/10/2015) in November.

ADJOURNMENT

There being no further business to come before the Board, Director Neumann moved to adjourn the meeting. Upon a second by Director Cooper, a vote was taken and the motion carried unanimously. The meeting was adjourned at 4:53 p.m.

Respectfully submitted,



Secretary for the Meeting