

RECORD OF PROCEEDINGS

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

HELD
November 10, 2015

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on November 10, 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
Tom Lash; Secretary/Treasurer
James Neumann; Assistant Secretary
Steve Cooper; Assistant Secretary

Also in attendance were:

Mr. Travis Greiman; City of Centennial
Ms. Roylane Sellers; Resident and Chapparral Home Owner's
Association (HOA) Board President
Mr. Doyle Tinkey; Resident
Kurt Schlegel; Community Resource Services of Colorado, LLC

CALL TO ORDER:

Director Cornish 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.

ARAPAHOE ROAD PROJECT UPDATE:

Mr. Travis Greiman from the City of Centennial was present to brief the Board of Directors on the status of the road widening/enhancement project. Utility infrastructure work has begun and the project is proceeding as planned, with an estimated completion date of August, 2016. Mr. Greiman answered several questions regarding the project schedule as well as the city's involvement with the proposed enhancements to the entrances to the Chapparral development. Mr., Greiman promised to be available for further updates as the project progresses.

RECORD OF PROCEEDINGS

PUBLIC COMMENT:

Mr. Tinkey addressed the Directors regarding a proposal to replace and enhance street lighting in Chapparal. Mr. Tinkey is setting a meeting for Monday – 16 November, 2015 with representatives from the City of Centennial regarding street lights in the area and is planning to schedule a meeting with the Intermountain Rural Electric Association (IREA) to see if they would be interested in participating in such a project. The Directors discussed the possibility of the Metropolitan District participating in such a venture and agreed to investigate what the current District Service Plan will allow.

Ms. Sellers briefed the Directors on current issues that the HOA is working on. These include a possible update to the Association's bylaws; improving communications with and to the residents; and continuing work to enhance the relationship between the HOA and the Metropolitan District. Ms. Sellers requested that Mr. Greiman write an article for the HOA newsletter.

MINUTES:

The Board reviewed the minutes of the regular meeting held on October 13, 2015. Mr. Schlegel stated that he had been made aware of an error in the last paragraph and made a correction to the official minutes that reflect which Director seconded the motion to adjourn that meeting. After reviewing the DRAFT document Director Neumann moved that the Board approve the meeting minutes as amended. Upon second by Director Cooper, a vote was taken and the motion carried unanimously.

POOL REPORT

Mr. Schlegel presented the Directors with an annual report that was received from Front Range Recreation along with a proposed agreement for managing the pool operations in 2016. The Directors reviewed the annual report and will take action on the proposed agreement at a later date.

FINANCIAL/ MANAGEMENT ITEMS:

Payment of Claims – Mr. Schlegel presented a register that reflected payments that had been made between meetings. Director Neumann moved that the Board ratify the payments totaling \$3,072.01 reflected by checks #3066-#3071. Upon a second by Director Lash, a vote was taken and the motion carried unanimously.

Mr. Schlegel then presented the November, 2015 Claims for payment. After review Director Lash moved that the Board approve the claims presented for payment totaling \$81,735.13

RECORD OF PROCEEDINGS

represented by checks #3072-3082. 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 October 31, 2015. Director Lash moved to accept the cash position and financial statements as presented. Upon a second by Director Weaver, a vote was taken and the motion carried unanimously.

2016 Budget: Mr. Schlegel stated that the appropriate notice had been published and posted in order to conduct budget discussions and the associated Public Hearing. Mr. Schlegel reviewed the DRAFT budget with the Directors, who suggested four (4) minor modifications to projected expenditure line items. Ms. Sellers inquired about several proposed 2016 expenditures and operating costs and the Directors answered all questions presented. Ms. Sellers suggested that the Board write an article to be included in the HOA newsletter regarding Metropolitan District duties and responsibilities, as well as an overview of the 2016 Budget. Mr. Schlegel will draft an article and circulate to the Board for their input, and then submit for publication in the HOA's newsletter. Director Lash moved to open the Public Hearing. Upon a second by Director Weaver, a vote was taken and the motion carried unanimously. No members of the public commented on the proposed budget.

Director Lash moved to close the Public Hearing. Upon a second by Director Cooper, a vote was taken and the motion carried unanimously.

Director Weaver moved to adopt a Resolution approving the 2016 Budget, Certify the MILL levies for both General and Debt Service Funds, and Appropriate the funds required for 2016. Upon a second by Director Lash, a vote was taken and the motion carried unanimously.

Annual Administrative Resolution: Mr. Schlegel presented the Resolution to the Directors for their consideration. After review Director Neumann moved that the Board adopt the Annual Administrative Resolution for 2016, 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 cellular antenna lease payments received by the District through October 31, 2015. The total of

RECORD OF PROCEEDINGS

lease payments received to date in 2015 is \$94,757.89.

Website Update: Mr. Schlegel reported to the Directors that the District's website is live and functioning. Web Links will be added to the site for related entities (e.g. HOA website, City of Centennial, etc.). The website address is:
www.colorado.gov/chapparalmd

DIRECTORS' ITEMS:

Cricket Wireless Lease Termination: Mr. Schlegel was contacted by Cricket Wireless regard a termination of the lease contract with the District. Cricket no longer needs the cellular site located at the District's Recreation Center and proposed two (2) alternatives to the District for the abandonment of this location. After discussion Director Lash moved to accept the Lease Termination Agreement presented that includes a one-time payment from Cricket Wireless for \$20,000; and Cricket Wireless will ensure that all radios, batteries, and any hazardous materials from their inventory are removed from the site. Upon a second by Director Neumann, a vote was taken and the motion carried unanimously.

2016 Election Resolution: Mr. Schlegel presented a Resolution to the Directors that specifies the requirements for an election, if needed, in 2016 for three (3) eligible Director positions. After review and discussion Director Neumann moved that the Board of Directors adopt the 2016 Election Resolution. Upon a second by Director Cooper, a vote was taken and the motion carried unanimously.

INFORMATIONAL ITEMS:

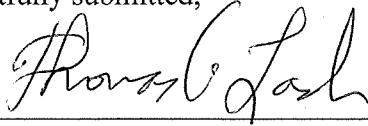
HOA Meeting Items: The next HOA meeting will be held on the second Monday (12/14/2015) in December. The HOA has decided to reduce their meeting schedule to every other month beginning in January, 2016. Mr. Schlegel will develop and distribute an updated HOA Meeting Attendance calendar for the District's Directors.

ADJOURNMENT

There being no further business to come before the Board, Director Neumann moved to adjourn the meeting. Upon a second by Director Weaver, a vote was taken and the motion carried unanimously. The meeting was adjourned at 5:17 p.m.

RECORD OF PROCEEDINGS

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Thomas C. Lash". The signature is written in black ink and is positioned above a horizontal line.

Secretary for the Meeting