

RECORD OF PROCEEDINGS

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

HELD
April 12, 2016

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on April 12, 2016, at 3:00 p.m. at the South Metro Fire Station No 42; 7230 S Parker Rd, Foxfield, CO. 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

Absent was Director Steve Cooper, whose absence was excused.

Also in attendance were:

Angie Kelly; Community Resource Services of Colorado, LLC
Sue Blair; Community Resource Services of Colorado, LLC
Leon Goodman; One Handy Guy, LLC
Aaron Davis; One Handy Guy, LLC
Ron Davis; One Handy Guy, 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:

The Agenda was presented, as posted, no items were added or deleted.

PUBLIC COMMENT:

Leon Goodman, Aaron Davis and Ron Davis spoke regarding the changes happening with One Handy Guy. Leon Goodman is retiring and discontinuing his business. Leon Goodman stated that as of April 12, 2016 he is terminating his contract with Chapparral Metropolitan District (CMD) per his resignation letter to the Board. CMD will be billed on an hourly basis moving forward for work done by Leon Goodman, Aaron Davis and Ron Davis. The Board noted that they do appreciate the many years of great work by Leon Goodman and thanked him for the services

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he has provided the District. Upon discussion, it was decided that Ron Davis and Aaron Davis will continue the work at Chapparral on a trial basis and the Board will evaluate their work as the season progresses. This work will include the landscape maintenance of the pool area and general upkeep projects as assigned around the property.

PREVIOUS MEETING MINUTES:

The Board reviewed the minutes of the regular meeting held on March 18, 2016 and the Special meeting held on March 25, 2016. After review of the minutes Director Lash moved that the Board approve the regular meeting minutes as presented and the special meeting minutes as amended. Upon second by Director Weaver, a vote was taken and the motion carried unanimously.

FINANCIAL/ MANAGEMENT ITEMS:

Payment of Claims – Ms. Blair presented a register that reflected payments to be made. Director Lash moved to ratify the payments totally \$91,784.57 by checks #3131-#3141. One exception for approval is that check #3141 to MVP, LLC will be held until released by the Board for the monument project. Upon a second by Director Weaver, a vote was taken and the motion carried unanimously.

Cash Position & Financial Statements: Ms. Blair presented the District's Cash Position & Financial Statements dated March 31, 2016. No questions were presented by the Board.

Antenna Lease Payment Report: Ms. Blair presented the latest income report, which reflects cellular antenna lease payments received by the District through March 31, 2016. The total of lease payments received in 2016 thus far is \$25,144.25.

Approval of Concrete Bids: 3 bids were presented to add concrete behind the diving board at the pool at the March meeting. Upon further discussion with the contractors, the 3 bids were edited as necessary and resubmitted. The Board reviewed the bids. A motion was made by Director Neumann to approve the bid from Costwise Concrete Contractors for \$8079. Upon a second by Director Lash, a vote was taken and the motion carried unanimously.

Pool Gate Update: Commercial Iron will charge \$225 to evaluate the problem with the control panel. At that point, they will submit a

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bid should repairs be needed beyond the initial \$225 trip. Additional equipment will be needed to satisfy the requirements by the Fire Department. The Board decided to evaluate further.

Landscape Contract: as noted in the public comment section, One Handy Guy has resigned and two current subcontractors will take over the work to be done.

DISCUSSION REGARDING ENTRANCE PROJECT:

Update on Contracts: Legal counsel approved all 3 contracts as sent by Ms. Blair. The Board has subsequently approved the contracts which are now in the hands of the contractors to sign.

Funding for Capital Improvement: Upon discussion the Board agreed that the last option of investment to liquidate is the RedStone account. The US Bank account should also remain untouched.

Retainage to MVP: This check will not be released until all 3 contracts are signed by the respective contractors and returned to the District. Director Cooper will then approve the release of the check.

DIRECTORS' ITEMS:

Director Neumann recommended that a sign be made and posted regarding the entrance project. He recommended a statement that the Metro District is providing funding for the work. The intent is to reduce any concern about the funds coming from the city or the HOA. Director Neumann was granted approval by the Board and he will further investigate options.

INFORMATIONAL ITEMS:

The HOA has decided to hold meetings every other month. The calendar for attendance will have to be reconfigured and will be redistributed at the next meeting.

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 4:07 p.m.

Respectfully submitted,



Secretary for the Meeting