

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHAPPARAL METROPOLITAN DISTRICT HELD May 15, 2018

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on May 15, 2018 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:

Gerald Weaver; Vice President
Thomas Lash; Secretary/Treasurer (via telephone)
James Neumann; Assistant Secretary

Absent were Directors Garry Cornish and Director Steve Cooper, whose absences were excused.

Also in attendance were:

Community Resource Services of Colorado, LLC

- Sue Blair, District Manager
- Tanner Munson, Assistant Manger

Community Members

- Jim Noon
- Dan Hartman
- LuAnn Tinkey
- Rolayne Sellers

CALL TO ORDER:

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

AGENDA:

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

PUBLIC COMMENT:

None presented.

ADMINISTER OATHS OF OFFICE

Ms. Blair administered the Oaths of Office to Dan Hartman and LuAnn Tinkey to the Chapparral Metropolitan Board of Directors. The Board welcomed them to join the meeting.

PREVIOUS MEETING MINUTES:

Approval of Minutes: The Board of Directors reviewed the minutes. Director Tinkey moved to approve the minutes as presented. Upon a second by Director Hartman, a vote was taken and the motion carried unanimously.

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POOL REPORT

Ms. Blair reported that the pool is now open and Front Range reported that there were no issues with startup. Ms. Blair will contact Front Range to request that they email Director Hartman the pool codes for distribution.

Keys: Jim Neumann gave the following keys to Director Hartman:
3 keys to the pool closets
Master key to the pool house
Key to swim team shed

Mr. Neumann changed the locks to the swim team shed and the pool closet. The “swim team group” has swim team keys to the shed. He had the only other key to the shed.

FINANCIAL AND ADMINISTRATIVE ITEMS:

Payment of Claims: Ms. Blair presented a check register for checks #3453 – 3463, totaling \$17,532.12. Director Hartman moved to approve the payment of claims. Upon a second by Director Weaver, a vote was taken and the motion carried unanimously. Director Tinkey questioned why the District budgeted \$1,300 for Waste Management when, based on current expenditures, that seems high. Ms. Blair stated that charges do increase during the summer months, but she will investigate charges and report back to the Board.

Cash Position & Financial Statements: Ms. Blair presented the District’s Cash Position adjusted as of May 4, 2018 and Financial Statements for the period dated April 30, 2018 respectively. Director Tinkey requested an itemized budget line for the ACWWA payments covering the past due invoices. Director Tinkey also inquired as to what was included in the landscaping budgeted line items. Ms. Blair and Director Tinkey will meet at a future date to provide GL detail to Director Tinkey.

Antenna Lease Payment Report: Ms. Blair reviewed the antenna lease payment report. CRS is still waiting for a response for the \$217 payment that was received in January.

MANAGEMENT ITEMS:

Ms. Blair noted that the election was cancelled in accordance with statute, and that the Oaths of office administered today, along with the bond and election resolution, will be filed with the District Court, DOLA, and SDA (transparency notice).

Director Weaver confirmed that the proof of publication of the notice to cancel will be attached to the minutes approved at today’s meeting.

DIRECTOR’S ITEMS:

Review and Consider an AED for Pool: Director Lash moved to approve the purchase of an AED. Upon a second by Director Hartman,

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a vote was taken and carried unanimously.

Fake Newsletter Being Circulated: Director Lash gave a brief review of the misinformation contained in PorchLight. Director Hartman proposed publishing a correction in the CMD & HOA Newsletter. Director Lash has drafted a correction. Ms. Blair will contact Porchlight to let them know that they do not have the authority to publish anything relating to the District in the PorchLight publication.

ACWWA Building: Director Tinkey reported that ACWWA, at its last Board meeting, disclosed that it would be keeping the building for storage. Ms. Blair will contact ACWWA for confirmation. Once received, the Board will send a letter to ACWWA regarding the needed maintenance of the building.

Front Entrance Flowers: Director Hartman moved to authorize \$1,500 for front entrance flowers from the landscaping budget. Upon a second by Director Tinkey, a vote was taken and the motion passed. The Sellers and Director Tinkey will donate their time to plant the flowers, and the Board thanked them for their efforts.

Attendance at June Meeting: Director Tinkey will not be in attendance at the June Board meeting. Director Lash will join the meeting via teleconference.

RMK Electric:

- The electric load trips the GFPS so the timers don't work. The plan is to bring the electric up to the specs so that all systems work properly. There is also a daylight savings mechanism in the time box so that, once the timers are set, they should automatically switch over to daylight savings without have to reset them twice a year.
- Bright Lights are supposed to remove the mini-lights from the trees in the island at the entrances. The spot light shining on the tree is not very bright so the tree is not well illuminated. Bright Lights has been requested to supply a bid to replace the present spotlights with a larger flood light and move the smaller spot light to the front of the rocks.

Landscaping:

- Steve Cooper indicated that the only City property involved in front of the monuments is on the west side of the east entrance. The other pieces of land in front of the monuments are owned by the homeowners on each corner. These pieces of property need to be mowed and weeded. After discussion, the Board

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requested that this work be added to Emerald Isle's scope and maintained weekly, spraying the weeds as necessary. The rock erosion barriers also need to be removed as they are no longer needed and impede any mowing. Director Hartman will contact the City to have the City's contractor remove same.

Pool Landscaping:

- The stone façade is falling off in quite a few places. Ms. Blair will contact the contractor and see if there is still a warranty in place and, if no warranty, have him provide a bid for the repairs.
- Facing the entrance to the pool, on the left-hand side, the dirt in the planters is below grade for 4-5 inches. The plants that are there are not seen because of the "below grade" issue. After discussion, the Board requested a price from Emerald Isle to build up the planters.
- Mowing and spraying on the left-hand side of the parking lot of the pool needs to be done on a weekly basis and will be added to Emerald Isle's scope of work.
- The terrace in front of the guard house has landscaping fabric showing due to the lack of much. The Board discussed using a rock cover instead of mulch. Emerald Isle will be asked for a recommended solution.
- Landscaping on the right-hand side of the entrance to the pool needs to be maintained. Dead and dying plants need to be removed, mulching the beds is needed and plants planted as needed. Emerald Isle will be asked for a bid for this work.
- Director Tinkey questioned if there was a reserve to address asphalt issues (possible replacement) in the next few years. Ms. Blair will meet with Director Tinkey re the detailed GL and budgeted line items.

INFORMATIONAL ITEMS:

Upcoming HOA attendance: July at the pool – Director Weaver; Director Tinkey in September; Director Cornish in November.

ADJOURNMENT:

There being no further business to come before the Board, Director Hartman 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 4:33 p.m.

Respectfully submitted,


Secretary for the Meeting