

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHAPPARAL METROPOLITAN DISTRICT HELD FEBRUARY 12, 2019

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on February 12, 2019 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  
Thomas Lash; Secretary/Treasurer  
Dan Hartman; Director  
LuAnn Tinkey; Director

Also in attendance were:

Lisa Jacoby and Tanner Munson; Community Resource Services of Colorado, LLC

**CALL TO ORDER**                    Director Cornish noted that a quorum of the Board was present, and he called the meeting to order at 3:00 p.m.

**AGENDA**                                The Agenda was presented as posted and amended to add discussion regarding drainage issues in the vicinity of the District's monuments.

**PUBLIC COMMENT**                    There was none.

**MEETING MINUTES**                    Approval of Meeting Minutes: The Board of Directors reviewed the Minutes of the January 8, 2019 regular meeting. Director Weaver moved to approve the minutes as presented. Upon a second by Director Tinkey, vote was taken and motion carried unanimously.

**FINANCIAL/  
MANAGER'S  
ITEMS**                                    Payment of Claims: Ms. Jacoby presented a check register for checks #3568-3577, totaling \$5,420.07 (inclusive of auto payments). Director Weaver moved that the payables be approved as presented. Upon second by Director Tinkey, vote was taken and motion carried unanimously.

Cash Position, Fund Allocation and Financial Statements: Ms. Jacoby reviewed the District's Cash Position adjusted as of February 8, 2019 and Financial Statements for the period ending January 31, 2019.

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Upon motion made by Director Lash and seconded Director Tinkey, the financial statements were accepted as presented.

Fund Balance Discrepancy: Ms. Jacoby distributed a Fund Analysis prepared by the District's Accountant, Leeann Fabec. Director Lash reported that he had met with Ms. Fabec and Ms. Blair to reconcile the 2015-2018 Financials Statements, Budget and Audit Exemptions to determine any discrepancies. Director Lash reported that although, an exact explanation of discrepancies could not be determined, he was very confident that the cash position and Audit Exemptions (inclusive of fixed assets) were accurate. He further noted that at the recommendation of Ms. Blair, proposals from Auditors to perform their own analysis, would be presented to the Board for consideration at the next Board meeting.

Antenna Lease Payment Report: Mr. Munson reported that pursuant to Ms. Blair's report at the last meeting that AT&T had missed and would be remitting the January, 2018 payment, he was unaware if the payment had been received as of yet. He noted he would follow-up and report back.

2019 Creekside Elementary Gala Request for Donation: Following discussion, Director Lash moved to approve a donation of one family pool membership to the Creekside Gala. Upon second by Director Tinkey, vote was taken and the motion carried unanimously.

Waste Management: Pursuant to concerns expressed at the last Board meeting related to the utilization of a dumpster and the cost associated with same Mr. Munson presented proposals from Republic Services and Alpine Waste & Recycling to compare to the present contract with Waste Management.

Following review and discussion, the Board requested Mr. Munson collect modified proposals for consideration towards less often pick-ups; possibly a smaller dumpster, and month-to-month cost as compared to an annual contract.

## DIRECTOR'S ITEMS:

Chapparral Pump Station Exterior Maintenance by Arapahoe County Water and Waste Water Authority ("ACWWA"): It was noted that Director Cornish had received an email response (included with the agenda packet) from Kevin McBrien, addressing the concerns related to the condition of the exterior of the Pump Station. It was noted that ACWWA had responded that improvements would be performed by ACWWA when the weather improved.

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Lights at West Entrance: Director Lash reported that he had performed trouble shooting of the lights at the west entrance as they were not functioning properly. Following discussion, he noted that should they not be working again this evening, he would call the electrician to trouble shoot and/or repair.

Drainage Issues at Entrance: Director Lash reported that he had met with Southeast Metro Stormwater Authority (“SEMSWA”) and the City of Centennial regarding drainage issues on City of Centennial property in the vicinity of the District’s monumentation. Director Lash presented design documents prepared by SEMSWA for a proposed resolution to the drainage issues for the Board’s consideration. Discussion ensued regarding various scenarios to consider. Following review of the proposed design and discussion, the Board authorized Director Lash to proceed with continued discussions with SEMSWA and the City of Centennial for an equitable solution.

Tree Replacement: Directors Tinkey and Weaver addressed replacement of the dead tree at the West entrance that was removed last summer. The Board considered replacing in the Spring rather than under current weather conditions.

**INFORMATIONAL  
ITEMS:**

Upcoming HOA Attendance: Director Lash is scheduled to attend the March 2019 HOA meeting.

**ADJOURNMENT:**

There being no further business to come before the Board, Director Cornish entertained a motion to adjourn the meeting. Upon motion duly made by Director Tinkey, seconded by Director Hartman, and unanimously carried, the meeting was adjourned.

Respectfully submitted,

  
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Secretary for the Meeting