

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHAPPARAL METROPOLITAN DISTRICT HELD SEPTEMBER 10, 2019

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on September 10, 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:

Gerald Weaver; Vice President
Thomas Lash; Secretary/Treasurer
LuAnn Tinkey; Director
Dan Hartman; Director

Absent was Director Garry Cornish, whose absence was excused.

Also in attendance were:

Sue Blair and Tanner Munson; Community Resource Services of Colorado, LLC
Ken Brunk
Jennifer Thomas; Front Range Recreation

CALL TO ORDER

Director Weaver 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 and approved as posted.

PUBLIC COMMENT

Ken Brunk addressed the Board regarding conversations with the City and SEMSWA regarding the entrance issues that were raised on a site visit regarding required improvements at the Chapparral Circle East entrance. In addition, minor regrading needs to be done at the Chapparral West entrance. After discussion, Director Tinkey moved that the Board authorize Ken Brunk to continue negotiations on behalf of the Chapparral Metropolitan District and that he represent the District as project manager. Further, it is the intent of the District to participate in a 1/3 cost-sharing agreement to complete the project. If cost estimates are more than originally outlined in the SEMSWA cost estimates, Mr. Brunk will approach the CMD Board for authorization for additional funding prior to moving forward. Upon second by Director Lash, vote was taken and motion carried unanimously.

MEETING MINUTES

Approval of Meeting Minutes: The Board of Directors reviewed the

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Minutes of the August 13, 2019 regular meeting. Director Lash moved to approve the minutes as amended, as follows:

Page 4 “Fence Repair on Arapahoe” change \$12,000 to \$1,200.
Page 4 “Installing a Light Bollard in the East Entrance Median” remove the second half of the sentence starting with “however”. Upon a second by Director Tinkey, a vote was taken and motion carried unanimously.

POOL REPORT

Jenn Thomas discussed the pool closing with the Board. Director Tinkey mentioned that the electrical panel needed to be relabeled and Ms. Thomas stated she had someone who could do that for the District before winter. The Board thanked Ms. Thomas for the successful pool season.

FINANCIAL/ MANAGER'S ITEMS

Payment of Claims: Ms. Blair presented a check register for checks #3642-3661, voiding check #3643, totaling \$17,616.13 and auto payments to Xcel Energy totaling \$699.02. Director Lash moved that the payables be approved as presented. Upon second by Director Tinkey, a vote was taken and the motion carried unanimously.

Cash Position, Fund Allocation and Financial Statements: Ms. Blair reviewed the District’s Cash Position adjusted as of September 5, 2019, and Financial Statements for the period ending August 31, 2019. Upon motion made by Director Lash and seconded by Director Tinkey, the financial statements were accepted as presented.

Antenna Lease Payment Report: The Board reviewed the antenna lease payment report.

2020 Budget Discussion: Ms. Blair reviewed the 2020 preliminary budget with the Board. Discussion ensued regarding the following:

- Swim Team Memberships - \$1,200
- Remove tree replacement expense
- Add rekeying estimate
- Add surveillance expense for guard shack and dumpster
- Budget for an audit exemption application in lieu of full audit
- Detail capital budget detail
- Remove reserve study expense
- Budget for windscreen replacement – back side/east side
- Remove pickle ball expense
- Remove drainage improvement expense

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The public hearing to adopt the budget will be held at the November regular meeting of the Board.

The Board discussed the reserve study. Director Lash indicated that the example Ms. Blair provided was helpful. The Board requested that Ms. Blair pull the last 10 years of capital improvements out of the General Ledge if possible.

MANAGEMENT ITEMS:

Ms. Blair reported that John Todd Companies completed cleaning the septic tank.

Ms. Blair reported that Law Electric repaired the connection at the west entrance and all lighting is working

Alpen Fence has repaired the fence and the District will be reimbursed for all costs by the driver's insurance company.

The Board discussed the necessity to have the veneer repairs on the retaining walls, locking fence, by the trash bin, and at the pool house. Ms. Blair reported that CRS has contacted several contractors to do the repairs; however, everyone so far has stated they are finishing up big jobs prior to the winter. They may be interested in a couple of months. Ms. Blair will continue to contact potential contractors to do the work.

Ms. Blair requested that the Board consider approval of a Resolution regarding the new posting requirements. Director Weaver moved that the Board approve the Resolution as presented. Upon second by Director Lash, vote was taken and motion carried unanimously. The website will be updated to accommodate the new legislation.

DIRECTORS ITEMS

Director Tinkey reported that she continues to work on the maintenance checklist for the District. Director Lash will work with Front Range Recreation to develop procedures for opening and closing the pool.

Judy Chambers is requesting to use the parking lot for a shredding event. The Board approved the use of the parking lot. Director Tinkey will contact Ms. Chambers.

Steve Davis is requesting use of the parking lot for a large party. Attendees would park in the parking lot and then be transported to his home. The party is scheduled for September 20th. The Board approved the use. Director Hartman will contact Mr. Davis.

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**INFORMATIONAL
ITEMS:**

Upcoming HOA Attendance: Director Cornish is scheduled to attend the September HOA meeting.

ADJOURNMENT:

There being no further business to come before the Board, Director Weaver entertained a motion to adjourn the meeting. Upon motion duly made by Director Hartman, seconded by Director Lash, and unanimously carried, the meeting was adjourned at 5:06 p.m.

Respectfully submitted,



Secretary for the Meeting