

**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
CHAPPARAL METROPOLITAN DISTRICT  
HELD DECEMBER 12, 2023**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on  
Tuesday, December 12, 2023, at 3:00 p.m.

<https://us06web.zoom.us/j/86938479596?pwd=WDFIR3pOV0VCZ3JlcjY2SUthdTdRZz09>

Meeting ID: 869 3847 9596 Passcode: 920485 Telephone: 1 720 707 2699

The meeting was open to the public.

**ATTENDANCE:**

In attendance were Directors:

Jim Noon, President  
Roger Bane, Vice President  
Michelle Bates, Treasurer  
Jamie DeBrosse, Secretary  
Travis Terwilligar, Assistant Secretary

Also in attendance were:

Sue Blair; Community Resource Services of Colorado, LLC

**CALL TO ORDER:**

Director Noon noted that a quorum of the Board was present, and called the meeting to order at 3:07 p.m.

**AGENDA:**

There were no new disclosures. The Board approved the agenda as presented.

**PUBLIC COMMENT:**

No public comment.

**POOL REPORT:**

Ms. Blair reported that she hasn't heard back from FRR regarding contract changes.

**MEETING  
MINUTES:**

Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the November 14, 2023, meeting. Director Bane moved to approve the minutes as presented. Upon second by Director Terwilligar, a vote was taken, and motion carried unanimously.

**FINANCIAL MATTERS:**

Payment of Claims: Ms. Blair presented the current payment of claims in the amount of \$9,944.85 with auto payments of \$76,833.27 totaling \$86,778.12. Director Noon requested clarification on invoice from Front Range Recreation totaling \$4,779.40. Ms. Blair said that the invoice was for the pool LED lights and installation. Director Bane moved to approve the claims as presented. Upon second by Director DeBrosse, vote was taken, and motion carried unanimously.

Cash Position Summary Dated December 8, 2023, and Unaudited Financial Statements for the Period Ended November 30, 2023: Ms. Blair reviewed the cash position and unaudited financial statements with the Board.

Antenna Lease Payment Report: Ms. Blair reviewed the report with the Board.

**EXECUTIVE SESSION:**

Ms. Blair reported that no response has been received regarding the easement. Therefore, an executive session is not needed.

**MANAGEMENT ITEMS:**

Discussion Regarding Website Compliance and Streamline: Ms. Blair discussed with the Board ADA compliance requirements to the District's website. CRS has partnered with Streamline to maintain several websites. Effective July 1, 2024, fines will be issued to websites that are not ADA compliant. After discussion, Director Terwillinger moved that the Board approve moving the District's website to Streamline. Upon second by Director Bane, vote was taken and motion carried unanimously.

**DIRECTOR ITEMS:**

Director Noon requested ratification of the purchased picnic table. Director Bane moved to approve the cost of the purchased picnic table. Upon second by Director DeBrosse, vote was taken, and motion carried unanimously.

Director Noon requested ratification of the expense for holiday lights on the fence along Arapahoe Road. Director Bane moved to approve the expense for holiday lighting. Upon second by Director DeBrosse, vote was taken, and motion carried unanimously.

Director Bates has not been able to get in touch with Kevin McBrien with ACWWA regarding the tennis courts. If there is no reply by 1<sup>st</sup> of January she will reach out to another representative at ACWWA.

The Directors have received questions from Chapparal residents about building a club house. After discussion the Board would first verify how much interest there is and give residents information on the cost of building and maintenance and the effect on the property taxes. This would have to go to a vote (election) to the residents due to the necessity to increase mill levies.

**INFORMATIONAL ITEMS:**

HOA attendance schedule: The calendar was reviewed, and no changes were needed.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 4:15 p.m.

Respectfully submitted,



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Secretary for the Meeting