

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHAPPARAL METROPOLITAN DISTRICT HELD May 9, 2017

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on May 9, 2017, 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
James Neumann; Assistant Secretary

Absent was Director Steve Cooper, whose absence was excused.

Also in attendance were:

Sue Blair; Community Resource Services of Colorado, LLC
Angie Kelly; Community Resource Services of Colorado, LLC
Tina Lopez, TMobile
Rolayne Sellers; HOA Board Member
Dan Hartman; HOA Board Member
Kirsty Miller; Chapparral Resident

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:

Dan Hartman noted it was time to put the pool code information on the website. Members login and can access their pool codes. Director Lash noted that Mr. Hartman can obtain the codes from Front Range Recreation and provided the contact information.

Rolayne Sellers asked about the landscaping at the front entrances and noted that herself, Kent Sellers and Leena Fletcher were prepared to plant. Ms. Sellers asked who to contact for sprinkler information and was informed that Kyle Kucharski would have the information. Ms. Sellers also inquired about adding a street light at the east entrance and asked if the CMD Board had discussed the matter further. The suggestion was made to obtain

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a vote from the HOA side and bring that decision back to the CMD Board to review. Opinions expressed during the discussion were split between needing extra light for safety and the light hurting the aesthetic of the entrances.

POOL UPDATE:

Front Range Recreation could not attend the meeting, but Director Lash provided an update. All opening preparations were going well and no issues have been reported to the Board. The pool was being filled as the meeting was taking place.

PREVIOUS MEETING MINUTES:

Approval of Minutes: A motion was made by Director Lash to approve the April 11, 2017 regular meeting minutes as presented. Upon a second by Director Neumann, a vote was taken and the motion carried unanimously.

FINANCIAL AND ADMINISTRATIVE ITEMS:

Payment of Claims: Ms. Blair presented a check register for checks #3307-3315 totaling \$5,401.75 for Board approval. Director Weaver moved to approve the payments as presented. Upon a second by Director Neumann, a vote was taken and the motion carried unanimously.

Cash Position & Financial Statements: Ms. Blair presented the District's Cash Position & Financial Statements dated May 4, 2017 and April 30, 2017, respectively.

Antenna Lease Payment Report: Ms. Blair presented the latest income report, which reflects cellular antenna lease payments received by the District through April 2017.

MANAGEMENT ITEMS:

Landscape Work: Director Neumann brought forward a list of items that Ron Davis prepared, outlining work that needed to be done on the property. This list included painting the front door of the pool house, painting the shed, replacing the exhaust fans in both bathrooms at the pool house, varnish the picnic table, paint the yellow safety stripes in the parking lot, paint the iron on the porch, paint the gate at the entrance of the pool parking lot, paint under the roof, paint the swim shed and repair the irrigation lines at the pool. All of the work was approved except the painting under the roof. Also, Director Neumann will cut down the dead tree at the pool area. Director Neumann will communicate with Ron Davis to inform him of the approved work.

DIRECTOR'S ITEMS:

Update on Entryway Landscaping: It was noted that the District's electrician paid for the electrical repairs at the east entrance. This invoice will be sent to the City of Centennial for reimbursement.

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T-Mobile Update: Tina Lopez attended the meeting to answer any questions that existed regarding the installation of the TMobile materials. No questions were presented to Ms. Lopez. Director Weaver noted that Director Cornish was instrumental in getting the deal with TMobile finalized and he thanked Director Cornish for the time, expertise and energy put in by Director Cornish. Director Weaver moved to approve Director Cornish as the signing agent for the final TMobile agreement, as approved by Legal Counsel. Upon a second by Director Lash, a vote was taken and the motion carried unanimously.

**INFORMATIONAL
ITEMS:**

The HOA meeting calendar was included in the packet.

EXECUTIVE SESSION:

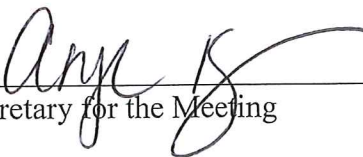
Executive Session: Enter into Executive Session pursuant to Section 24-6-402(4)(e), C.R.S for contract negotiations. A motion was made by Director Neumann to enter executive session at 3:43 p.m. Upon a second by Director Weaver, a vote was taken and the motion carried unanimously.

A motion was made by Director Neumann to reconvene into general session at 5:10 p.m. Upon a second by Director Weaver, a vote was taken and the motion carried unanimously.

ADJOURNMENT:

There being no further business to come before the Board, Director Weaver moved to adjourn the meeting. Upon a second by Director Lash, a vote was taken and the motion carried unanimously. The meeting was adjourned at 5:11 p.m.

Respectfully submitted,



Secretary for the Meeting