

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
CHAPPARAL METROPOLITAN DISTRICT
HELD MARCH 8, 2022**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on
March 8, 2022, at 3:00 p.m.

via Zoom <https://zoom.us/j/96189521040> or via phone @ 1 346 248 7799

with Meeting ID: 961 8952 1040.

The meeting was open to the public.

ATTENDANCE:

In attendance were Directors:

Tom Lash, President
LuAnn Tinkey, Vice President
Jim Noon, Secretary/Treasurer
Roger Bane, Director
Dan Hartman, Director

Also in attendance was:

Sue Blair; Community Resource Services of Colorado, LLC
Jenn Thomas; Front Range Recreation
Michelle Bates and Jamie deBrosse, Residents and Upcoming Board Members

CALL TO ORDER:

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

AGENDA:

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

PUBLIC COMMENT:

There was no public comment received.

**MEETING
MINUTES:**

Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the February 8, 2022, regular meeting. Director Lash requested a name spelling change for Ms. Bates. Director Hartman moved to approve the minutes as amended. Upon a second by Director Tinkey, a vote was taken, and motion carried unanimously.

**FRONT RANGE
RECREATION –
POOL UPDATE:**

Front Range Recreation Update: Jenn with FFR reported that the diving board has already been ordered. Director Bane asked Jenn if she would check the springs on the west side door, it is not closing completely. Director Noon questioned bills for the heater, is that an installation issue or maintenance issue. Jenn will check on the warranty and will verify if is the heater or the plumbing. Director Noon suggested to split the bill between Aspire and the Metro District, and he further noted that an automatic acid injector was installed. The water

in the District has changed and therefore the chemicals in the pool are having to be switched back and forth depending on the chemical levels. The installation of the acid injector has made a difference.

FINANCIAL MATTERS:

Payment of Claims: Ms. Blair presented the current claims for Board approval, totaling \$11,999.70 with auto payments totaling \$4,606.49 totaling \$16,606.19. The Board asked CRS to clarify Waste Management contracts and to confirm the Amazon charges are for the new public Wi-Fi at the pool. Director Hartman said that the District should be receiving a credit of \$69.00 back to the card. Director Hartman moved to approve the payment of claims. Upon second by Director Noon, a vote was taken, and motion carried unanimously.

Cash Position Summary Dated March 8, 2022, and Financial Statements for the Period Ended February 28, 2022: Ms. Blair reviewed the cash position and financial statements with the Board. Director Noon moved to approve the financial reports as presented. Upon second by Director Lash, vote was taken, and motion carried unanimously.

Public Hearing to Amend the 2021 Budget: Ms. Blair reported that proper publication had been made to allow the Board to conduct the public hearing to amend the 2021 budget. Director Lash opened the public hearing and there being no public present to comment on the budget amendment, the public hearing was closed. Director Noon moved that the Board approve the 2021 amended budget as presented. Upon second by Director Bane, vote was taken, and motion carried unanimously.

2021 Audit Exemption: Ms. Blair reviewed the 2021 Audit Exemption. Director Noon moved to approve the financial reports as presented. Upon second by Director Tinkey, vote was taken, and motion carried unanimously.

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

Review and Discuss CD Rates: After discussion the Board requested CRS close the Red Stone CD account and transfer money into the ColoTrust Edge account. Upon motion by Director Noon and seconded by Director Tinkey, vote was taken, and motion carried unanimously.

MANAGEMENT ITEMS:

Election Update: Ms. Blair reported that Michelle Bates and Jamie Brosse submitted self-nomination forms to run as a director on the Board. The self-nomination forms were sufficient and the District will cancel the May 3, 2022 regular election. The notice of cancellation has been prepared and will be published next week, which is a legal requirement. Oaths of office will be administered at the May meeting of the Board.

DIRECTOR ITEMS:

Ratify the Approval of Repair to the Club House Roof by Formula Roofing: Director Noon moved to ratify the repair and payment to Formula Roofing. Upon second by Director Bane, vote was taken, and the motion carried unanimously.

Discuss Preliminary Information provided by AT&T on Modification to their Antenna Equipment: Ms. Blair and Director Lash noted that the antenna companies will notify the District when work is being done.

Update on Access Codes: Director Hartman explained that the codes have been re-assigned and that he deleted outdated codes. Director Hartman has sent out the updated data codes to specific vendors for them to upload. When assigning numbers we need to keep the same sequence between 1000 to 3000. Director Hartman will continue to be a consultant to this District regarding access codes after his position is up. There are still issues that he is happy to help with.

City of Centennial – Grant Monies and Project: Director Tinkey updated the Board. Both Directors Bane and Tinkey attended a meeting in February regarding the grants. Chapparal is District 4 which is a large district, but Director Tinkey thinks Chapparal has a shot at being awarded the grant. If the District comes up with matching funds that helps with getting the funds. There is definitely a benefit if the HOA and Metro District work in tandem and have the funds to match the grant. Kent Sellers is putting together a plan to submit, and Director Tinkey has drafted a letter to be sent out to contractors to obtain three proposals that can be submitted for consideration to the City of Centennial. Director Tinkey emphasized to better the chances to win the grant, the Chapparal community needs to be committed and show that the project will be maintained going forward. The deadline to submit is April 15.

Regarding the IREA transformer that is located outside in front of the entrance to the club house, Director Tinkey contacted IREA and it can be fenced on three sides only and must be accessible to IREA and the transformer doors must be able to completely open. Director Lash thanked Director Tinkey for her time and hard work.

Other matters to address include the masonry around the clubhouse and pool as stones are missing. In addition, the gate does not shut completely and needs adjustment. The Board requested that the gate company come out. CRS will contact them and schedule the site visit.

The Metro District was contracted by a pickle ball group asking if it was possible to put pickle ball lines on a tennis court. The Board discussed the growing interest in the game and the conflict of use between pickle ball and tennis on the courts. The Board suggested that this group needs to submit a

focused report including more detail – how much are the courts being used, the number of residents using the court, etc. The Board noted that ACCWA is responsible for resurfacing the tennis courts. The District maintains the courts.

Director Hartman updated the Board with the Wi-Fi at the pool. He will be running network cables and will need to drill from the attic out to the porch area and will run the wires along one of the beams for two sites. The District purchased a large quantity of network cables with the possibility of extending in the future. Director Hartman is hoping to complete prior to the pool opening. Director Lash asked if the Gatehouse is still being considered. Director Hartman is still questioning the distance if the video will be able to connect to the network and he also considered the dumpster area. He will update the board if these two video possibilities are feasible.

Director Lash proposed an in-person meeting next month, to meet incoming and thank out-going Board members, meeting either at the fire station or at CRS. Director Noon suggested a field trip with everyone noting all of Chapparral’s history, ongoing and current events and matters. After discussion the consensus is to have an in-person meeting. The confirmed location will be noted on the agenda.

INFORMATIONAL ITEMS:

HOA Meeting Attendance Calendar: As an FYI for the in-coming directors, the Metro District sends a representee to the HOA meetings.

EXECUTIVE SESSION:

Conduct Executive Session Pursuant to Section 24-6-402(4)(e), C.R.S., to Develop Negotiating Positions and Strategy, or Instruct Negotiators Regarding a Proposed DISH Antenna Lease Agreement. Director Lash stated there is no executive session needed.

OTHER ITEMS:

Director Lash updated the Board that he has not heard back yet about the counter proposal regarding the DISH Antenna Lease Agreement.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 4:40 PM.

Respectfully submitted,

DocuSigned by:
Jim Noon

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Secretary for the Meeting