

**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
CHAPPARAL METROPOLITAN DISTRICT  
HELD August 10, 2021**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on August 10, 2021, 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:

Thomas Lash, President  
Jim Noon, Secretary/Treasurer  
Roger Bane, Director  
Dan Hartman, Director

Absent was Director Tinkey, whose absence was excused.

Also in attendance were:

Sue Blair; Community Resource Services of Colorado, LLC  
Jennifer Thomas; Front Range Recreation

**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 July 13, 2021 regular meeting and July 27, 2021 special meeting. Director Noon moved to approve the minutes as amended, changing the 1<sup>st</sup> sentence to read “special meeting”. Upon a second by Director Bane, a vote was taken, and motion carried unanimously.

**FRONT RANGE  
RECREATION –  
POOL UPDATE:**

Front Range Recreation Update: Ms. Thomas reported that the extended pool days and hours are ready for August 13 through 15. Jenn will follow up with Jay and forward the membership payments to CRS. The Board brought up points for Ms. Thomas to address prior to Aspire taking over the pool. The Board requested to have the furnace checked and filter changed. Ms. Thomas will contact Dark Star to conduct that service. The Board is concerned about the freezing of the domestic lines and requested that during the winter usage to constantly check the lines.

**FINANCIAL MATTERS:**

Payment of Claims: Ms. Blair reviewed the revised claims list with the Board. Upon a motion made by Director Noon and seconded by Director Hartman, the Board approved the payment of claims in the amount of \$19,514.55.

Cash Position Summary Dated August 6, 2021, and Financial Statements for the Period Ended July 31, 2021: Ms. Blair reviewed the cash position and financial statements with the Board. Ms. Blair suggested moving additional funds from the Colotrust Plus account to the Colotrust Edge account. After discussion, upon motion made by Director Noon and seconded by Director Hartman, the Board accepted the cash position summary and financial statements as presented.

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

**MANAGEMENT ITEMS:**

Insurance Liability Update: - Ms. Blair reviewed the insurance information received from Colorado Special District P&L. The insurance representative suggested increasing liability coverage to \$2 million. After discussion, upon motion made by Director Noon and seconded by Director Bane, the Board approve the increase in liability coverage.

Legislative Memo: Ms. Blair reviewed with the Board the legislation that will be affecting Chapparal and answered questions. Ms. Blair will continue to update the Board as more information is available.

Budget Process Update: Ms. Blair reviewed the 2022 budget compliance dates with the Board. A preliminary 2022 budget will be presented for discussion at the October 12<sup>th</sup> meeting of the Board.

**DIRECTOR ITEMS:**

Estimate for Trimming of Cottonwood Trees in Open Space: After discussion, Director Bane moved to approve the tree trimming estimate. Upon second by Director Hartman, vote was taken and motion carried unanimously.

Cancelling of September 14 Regular Meeting due to SDA Conference: Directors Lash and Noon will be attending the SDA Conference. The regular meeting scheduled for September 14 will be cancelled. Monthly payables will be processed prior to the conference.

The Board members expressed their gratitude to Ken Brunk for his exceptional work on the entrances.

Aspire Contract: The Board reviewed and discussed the draft contract between Aspire Aquatics and the District. Director Noon negotiated the \$1,200 monthly payment to the District. In addition, Aspire will reimburse the District for all utilities relating to the pool, and have agreed to purchase an aluminum diving board at a cost not to exceed \$8,000. After reviewing, the Board added to Part 3, Section G the following language: "Tenant is mindful of noise issues that can be created during usage.". Upon motion made by Director Noon, and seconded by Director Bane, the Board unanimously approved the agreement as amended.

**INFORMATIONAL  
ITEMS:**

HOA Meeting Attendance Calendar: HOA schedule will be updated and sent to the Board.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 4:39 p.m.

Respectfully submitted,

DocuSigned by:

*Jim Noon*

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Secretary for the Meeting