

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
CHAPPARAL METROPOLITAN DISTRICT
HELD JUNE 13, 2023**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on June 13, 2023, at 3:00 p.m.

<https://us06web.zoom.us/j/86938479596?pwd=WDFIR3pOV0VCZ3Jlc1Y2SUthdTdRZz09>

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

Absent was Director Terwilligar, 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 Noon noted that a quorum of the Board was present, and called the meeting to order at 3:03 p.m.

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

PUBLIC COMMENT: There was no public comment.

POOL REPORT: Jennifer Thomas updated the Board on pool related matters.

MEETING MINUTES: Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the May 9, 2023, regular meeting. Director Bane moved to approve the minutes with a correction to directors' positions. Upon a second by Director Bates, 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 \$13,921.95, with auto payments of \$2,680.47, totaling \$16,602.42. After discussion, Director Bates moved to approve the payment of claims as presented. Upon a second by Director Bane, a vote was taken, and motion carried unanimously.

Cash Position Summary Dated June 9, 2023, and Unaudited Financial Statements for the Period Ended May 31, 2023: Ms. Blair reviewed the cash position and financial statements with the Board. Director Bates moved to approve the financial statements as presented. Upon a second by Director Bane, vote was taken, and motion carried unanimously.

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

MANAGEMENT ITEMS:

SDA Conference September 12, 13, & 14. Ms. Blair reported that there will be both in person and virtual options available to attend the conference. Ms. Blair informed the Board about the new proposed legislation. The Board discussed property taxes and the negative effect of Proposition HH to local governments across the state. Ms. Blair asked the Board to let her know if they are interested in attending in person or virtually.

New Safety & Loss Prevention Grant Allocations. Ms. Blair reviewed the grant with the Board, noting there is not a deadline date in 2023. These grant funds are a 50/50 match. The camera project would qualify for these funds.

DIRECTOR ITEMS:

Consider Approval of the Renewal of the Lease for the Tennis Court. Director Noon explained to the Board that when ACWWA placed the water storage underground the tennis courts per an agreement were built on top with a 20-year lease. Since the District does not own the land, an agreement was established with a renewal. Director Bane moved to approve the lease agreement between the District and ACWWA. Upon a second by Director Bates, a vote was taken, and motion carried unanimously.

There was discussion of what areas the District is responsible for mowing – in particular the property where the old tennis courts used to be located.

Director Noon wanted to acknowledge the following. He thanked Director Bane for taking out the dead tree and saving the District money. Director Bates coordinated removal of the pool cover. Director Bane retrieved the bench. Karen with Aspire noticed some people in the pool area and stopped to find out why they were at the pool after hours. This is why it would be beneficial to have upgraded cameras at the pool. With the current system of six cameras only 2 are still functioning. Director Noon presented the report from Director Terwilligar.

Director Bane updated the Board on the landscaping and sprinkler system. The drip system and front entrance have deteriorated and not all trees were being watered. The pool leak was discovered when the pool cover was moved and has been repaired.

Revisit the Proposal for Roof Restoration from Formula Roofing and the Current Roof Leak. Ms. Blair reviewed the proposals from 2022. Ms. Blair will confirm how old the current pool house roof is. Ms. Blair suggested filing a claim. The Board feels it pertained to have an adjuster come out and get the insurance involved. It is believed that the pool and pool house was built in the late seventies or early eighties.

Discuss the Lifeguard Training Initiative Summer 2023 Small Dollar Grant Award Terms & Conditions. The District applied for the grant and has received \$10,700. CRS will work with FRR to provide a report to the state on the use of the funds.

Director Bates updated the Board on the pool house and pool. The bathroom is not being cleaned regularly. Lifeguards are responsible for the cleaning. Director Bates feels it's due to Aspire's usage that the bathrooms are in such a mess. Questions were brought up on the Director roles and responsibilities on management of the pool and tennis courts. Director Bates and DeBrosse agree to reach out to each other when help is needed. Director Bates will reach out to Aspire about the cleanliness of the bathrooms. Locks on women's stalls are not operational. Front Range Rec will be asked to have their handyman take a look at that.

Additional lounge chairs are needed, as several chairs were broken. Director DeBrosse will reach out to Front Range Rec to look into purchasing additional chairs. Director DeBrosse brought up that the picnic tables need replaced, they are chipping, and several are broken and damaged. In addition, the wooden table needs to be refinished. The Board requested that a checklist be prepared annually prior to the pool opening on maintenance issues.

Director Bane asked if an eblast can be sent out to request a volunteer group for planting the entrances and pool areas. He will contact Director Terwilligar. The old diving board is in the storage room and Front Range will be asked if the District needs to keep it or if it can be trashed.

Director Bates had the tennis courts looked at and they are reaching their life expectancy and should be resurfaced prior to next summer. The District needs to reach out to ACWWA for this.

Director DeBrosse will not be able to attend the July meeting.

**INFORMATIONAL
ITEMS:**

HOA Meeting Attendance Calendar: No changes.

ACTION ITEMS:

There were none.

OTHER:

Nothing else was presented.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 4:19 p.m.

Respectfully submitted,

DocuSigned by:

A handwritten signature in black ink, appearing to be 'R. Z.', written over a horizontal line.

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President of the Board