

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHAPPARAL METROPOLITAN DISTRICT HELD June 9, 2020

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on June 9, 2020 at 3:00 p.m. at the CMD pool. The meeting was open to the public.

ATTENDANCE:

In attendance were Directors:

Thomas Lash; President
LuAnn Tinkey; Vice President
Jim Noon; Secretary/Treasurer
Roger Bane; Director
Dan Hartman; Director

Also in attendance were:

Angie Kelly; Community Resource Services of Colorado, LLC
Jenn Thomas; Front Range Recreation (FRR)
Ken Brunk; Resident & liaison for SEMSWA entry work

CALL TO ORDER

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

AGENDA

The Agenda was presented and approved as posted.

PUBLIC COMMENT

There were none.

MEETING MINUTES

Approval of Meeting Minutes: The Board of Directors reviewed the Minutes of the May 12, 2020 meetings. Director Noon moved to approve the minutes as presented. Upon a second by Director Hartman, a vote was taken, and motion carried unanimously.

FRONT RANGE RECREATION

Pool Updates:

Repairs to the hot water heater & bathroom vents were approved via email. Director Tinkey moved to ratify the approve of said repairs. Upon second by Director Bane, vote was taken, and motion carried unanimously.

Discussion Regarding Price of Pool Memberships – the concept of selling memberships to the pool was discussed as it relates to the COVID restrictions and the impact on residents. Previous years, the cost was \$600.00 a season for memberships. The Board decided to put a hold on

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memberships until the operating results of COVID restrictions were better understood.

Discussion Regarding Pool Opening – The Board discussed resident use and guests based on the current restriction on capacity. The decision was made to leave the baby pool closed due to monitoring and restrictions. The final direction given to FRR was that guests will be allowed; reservations will be required, and the baby pool will be closed.

Another swim team has requested use of pool; FRR suggested to wait a couple of weeks to see how the pool opening goes. This items is tabled.

The shade sails were damaged in the recent storm. They have been removed and FRR will provide costs for repair.

The pool heater panel continues to show an error code; FRR will pull panel and let the Board know if it needs replaced or repaired.

FINANCIAL/ MANAGER'S ITEMS

Payment of Claims: Ms. Kelly presented a check register for checks #3763 - 3777 totaling \$89,706.07 for approval. Director Noon moved that the payables be approved. Upon second by Director Hartman, a vote was taken, and the motion carried unanimously.

Cash Position, Fund Allocation and Financial Statements: Ms. Kelly reviewed the District's Cash Position adjusted as of June 5, 2020, and Financial Statements for the period ending May 31, 2020. Upon motion made by Director Noon and seconded by Director Hartman the financial statements were accepted as presented.

Antenna Lease Payment Report: The Board reviewed the antenna lease payment report. Ms. Kelly stated Sprint responded with payment.

Bill Pay was discussed, and it was noted that the payables will be presented at the meeting for approval. Once approved, CRS will distribute payment via online bill pay through the bank.

MANAGEMENT ITEMS:

Amended Entrance Agreement An amended Entrance Agreement was distributed via email and it was noted that the terrace work was added. Director Hartman moved that the Board approve the amended agreement. Upon second by Director Tinkey, vote was taken and motion carried unanimously.

DIRECTORS ITEMS

Update Regarding Pool Internet and Door Locks: Director Hartman noted that they had to rekey and replace the locks on doors for the new keypad system. The internet is up and running. The tennis courts lock was altered and is now a non-passage lock. E-Tek is working on

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uploading the codes to the new lock system. Once completed, a tablet can be used to connect to the system and update information. Front Range Recreation, Directors Hartman, Lash and Noon will have access to the system.

Discussion Regarding Knoxbox at Pool House A kbox would be for the fire trucks/department have a master key to use for access to the pool house. If there was a fire and no kbox, the fire department would break down the door for entry. The cost of a kbox is \$550.00. The decision was to not take further action at this point.

Discussion Regarding Entrance Landscaping at Entrances: Work is progressing on the entries and the final cost will be \$27,701.50. Mr. Brunk noted the he shared with Centennial the incorrect slope of the road and asked that they fix this when the remaining repairs are done on Arapahoe Road. Mr. Brunk also obtained bids for retaining walls at the entries. The two bids were: Pure Green Landscaping bid for \$17,500 and Emerald Isle for \$33,755. The Board agreed to have Mr. Brunk continue with negotiation and contract proposals for the retaining work from Pure Green Landscaping.

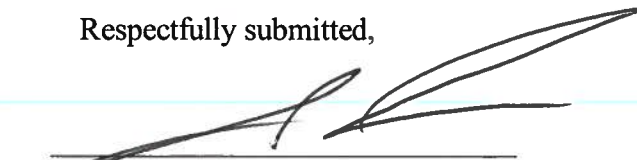
The pool fence repair was completed by Director Bane and Doyle Tinkey. There is a dead Ash tree at the pool and Emerald Isle quoted \$350 to remove the tree. Mr. Bane and Ms. Kelly will obtain bids for painting the fence around the pool area.

The Board continued the meeting at the entrances to discuss landscape ideas and concepts. Mr. Brunk outlined a few ideas for the Board and further discussion will continue.

ADJOURNMENT:

There being no further business to come before the Board, Director Hartman moved to adjourn the meeting. Upon a second, by Director Noon, and unanimously carried, the meeting was adjourned at 5:14 p.m.

Respectfully submitted,



Secretary for the Meeting