

**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
CHAPPARAL METROPOLITAN DISTRICT  
HELD JANUARY 10, 2023**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on  
January 10, 2023, at 3:00 p.m.

via Zoom:

<https://us06web.zoom.us/j/86938479596?pwd=WDFIR3pOV0VCZ3JlclY2SUthdTdRZz09>

**Meeting ID: 869 3847 9596 Passcode: 920485 Telephone: 1 720 707 2699**

The meeting was open to the public.

**ATTENDANCE:**

In attendance were Directors:

Thomas Lash, President  
Jim Noon, Secretary/Treasurer  
Roger Bane, Vice President  
Jamie DeBrosse, Director  
Michelle Bates, Director

Also in attendance were:

Sue Blair; Community Resource Services of Colorado, LLC  
Travis Terwilligar; Resident

**CALL TO ORDER:**

Director Lash noted that a quorum of the Board was present, and he called the meeting to order at 3:04 p.m.

**AGENDA:**

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

**PUBLIC COMMENT:**

Mr. Terwilligar joined the meeting and congratulated the Board of Directors on a successful pool season.

**POOL REPORT:**

No pool report was provided

**MEETING  
MINUTES:**

Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the December 13, 2022 regular meeting. Director Bates moved to approve the minutes as presented. Upon a second by Director Noon, 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 \$15,646.19, with auto payments totaling \$7,000.95. totaling \$22,647.14. After discussion, Director Noon moved to approve the payment of claims as revised and emailed on January 10, 2023. Upon a second by Director Bane, a vote was taken, and motion carried unanimously.

Cash Position Summary Dated January 6, 2023, and Financial Statements for the Period Ended December 31, 2022: Ms. Blair reviewed the cash position and financial statements with the Board. After discussion, Director Noon moved to approve the financial reports as presented. Upon a second by Director Bane, a vote was taken, and motion carried unanimously.

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

**MANAGEMENT ITEMS:**

Ms. Blair mentioned that CRS will be publishing for the Call for Nominations and has posted election information on the website. Self-nomination forms are due by EOD on February 24.

**DIRECTOR ITEMS:**

Consider Approval of the Court Cleaning/Maintenance Agreement 2023 with Game-Set-Match, Inc.: Director Bane moved to approve the agreement as presented. Upon a second by Director Noon, a vote was taken, and motion carried unanimously.

Update on Club House Frozen Pipes: Director Noon updated the Board. The pipes froze due to low temperatures. There had been a recommendation to wrap the pipes in heat tape as an added precaution when temperatures are forecasted to below zero. Front Range actually left sinks with hot and cold-water dripping. The Board discussed whether Aspire of Dark Star should wrap the water pipes. Ms. Blair will follow up with the insurance company. Director Bates mentioned that the holiday wreaths boxes were destroyed, and Director Noon will look into replacing the boxes for future storage.

Director Bane followed up on the lighting of the entrances and asked the Board if they were in favor of leaving the lights on until the end of the Denver Stock Show, which is the end of January, as this is a Denver tradition. After discussion the Board agreed to leave the lights on through the end of January.

Aspire Request re: Xcel Budget Billing: Director Noon is not in favor of doing budget billing. Ms. Blair noted it makes the billing harder to track and the District would be responsible for higher bills. Ms. Blair will let Aspire know that the Board does not want to due budget billing for Xcel.

Director Bane updated the Board on the west entrance power panel damage. The individual broke the backflow preventor and he adequately repaired the damage. Director Bane also noticed he also ran into the electrical panel. Director Bane mentioned this to the individual and he agreed that this should also be repaired. After the new panel was installed by Law Electric, the individual is now not responding and has not made the payment. The Board requested that the Law Electric bill be paid and asked Ms. Blair to send the paid invoice to the homeowner for payment. Director Bane moved to approve the payment of \$1,580 to Law Electric. Upon a second by Director Noon, a vote was taken, and motion carried unanimously.

Director Lash reported that years back four easements for the entrances were drafted and three were executed. Director Lash will continue to research. Director Noon said this all happened when the monuments were moved back due to Arapahoe Road being expanded. Director Lash and Ms. Blair are reviewing files to see if they can find the fourth signed easement.

The Board requested that Ms. Blair update the Board at a future meeting regarding the grant provided to the City of Centennial.

**INFORMATIONAL  
ITEMS:**

HOA Meeting Attendance Calendar: Director Bates will attend the January meeting for the HOA as representative of the District.

**ACTION ITEMS:**

There were none.

**OTHER:**

There were none.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 4:36 p.m.

Respectfully submitted,

  
Secretary for the Meeting