

**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
CHAPPARAL METROPOLITAN DISTRICT  
HELD APRIL 11, 2023**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on  
April 11, 2023, at 3:00 p.m.

<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    via telephone

Absent was Director Bates, whose absence was excused.

Also in attendance were:

Sue Blair; Community Resource Services of Colorado, LLC  
Jennifer Thomas, Front Range Recreation  
Travis Terwilligar, Resident.

**CALL TO ORDER:**

Director Lash noted that a quorum of the Board was present, and called the meeting to order at 3:05 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 noted that she does not have a report and asked the Board if they have any questions or concerns. Director Lash made a comment that the repairs look completed. Mr. Terwilligar had volunteered to check the WiFi and noted that the controller is not necessary and should be removed.

**MEETING  
MINUTES:**

Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the March 14 2023, regular meeting. Director Lash requested a correction be made. Director Bane moved to approve the minutes with requested changes. 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 \$19,706.14, with auto payments totaling \$4,553.85, totaling \$24,259.99. After discussion, Director Noon 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 April 7, 2023, and Unaudited Financial Statements for the Period Ended March 31, 2023: Ms. Blair reviewed the cash position and financial statements with the Board. During discussion the allocation of a couple of items were requested to be corrected. Ms. Blair will contact the accountant to create a new line item to reflect the insurance monies and the pool repair costs. Director Noon moved to approve the financial with requested changes. Upon a second by Director Bane, a vote was taken, and motion carried unanimously.

**PUBLIC HEARING:**

2022 Budget Amendment: Ms. Blair reported that proper publication had been made to allow the Board to conduct the public hearing to amend the District's 2022 budget. Director Lash opened the public hearing at 3:28 p.m. No public was present to comment on the budget and the public hearing was closed. Ms. Blair reviewed the 2022 amended budget. Director Noon moved that the Board approve the 2022 amended budget as presented. Upon 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:**

Election Update: Ms. Blair reported that the oaths of office for the newly elected directors would be administered at the May meeting of the Board.

**DIRECTOR ITEMS:**

Consider a Donation to Lady of Loreto Catholic School for a 2023 Pool Membership for their Gala Auction: Director Bane moved to approve the Donation of a pool membership. Upon second by Director Noon, vote was taken, and motion carried unanimously.

Discuss the Replanting of the Pool Area Front Entrance: Director Bane asked the Board to consider revitalizing the landscape around the pool area. The Board had discussed last year an estimated amount of \$12,000 to cover design irrigation, preparation, mulch, flower purchase and how to get the work done. Director Bane also highlighted that not only the monies would come from the Grant but also the HOA would contribute funds toward the project.

No information at this time on the easement.

**INFORMATIONAL  
ITEMS:**

HOA Meeting Attendance Calendar: No changes.

Director Noon shared with the Board that the City of Centennial may impose a temporary ban on new outdoor pickleball courts.

**ACTION ITEMS:**

There were none.

**OTHER:**

Director Lash reviewed the 3 photos distributed to the Board. The bench has been restored to its location at the tennis courts. Discussion ensued regarding bolting the benches in lieu of using chains. Since this issue has only occurred twice in 15 years, the Board decided not to take any action at this time. A suggestion was made to potentially add motion sensors in the tennis court area.

Additional small maintenance questions were discussed. Director Bane asked the Board if they were aware of why a construction sign is being stored in the shed and if it can be disposed of.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 4:25 p.m.

Respectfully submitted,

  
Secretary for the Meeting