

**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
CHAPPARAL METROPOLITAN DISTRICT  
HELD DECEMBER 14, 2021**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on December 14, 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:  
LuAnn Tinkey, Vice President  
Jim Noon, Secretary/Treasurer  
Roger Bane, Director  
Dan Hartman, Director

Absent was Director Lash, whose absence was excused.

Also in attendance was:  
Sue Blair; Community Resource Services of Colorado, LLC

**CALL TO ORDER:**

Director Tinkey noted that a quorum of the Board was present, and he 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 received.

**MEETING  
MINUTES:**

Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the November 9, 2021 regular meeting. Director Hartman moved to approve the minutes as presented. Upon a second by Director Noon, a vote was taken, and motion carried unanimously.

**FRONT RANGE  
RECREATION –  
POOL UPDATE:**

Front Range Recreation Update: Director Tinkey questioned the pool usage after 6 p.m. and would like to research if the pool should be open until 8 p.m. Director Hartman brought up that the pool should be available for adults to use after work hours and therefore being open until 8 p.m. will accommodate that need. Director Tinkey is concerned about charges and rate increases reflected in the pool management contract. Additionally, she would request that the Board be involved with reviewing the condition of the pool furniture and not rely on Front Range staff to make the decision on that needs to be thrown away. Further, it makes sense for the Board to purchase the pool furniture and the

Board can make the decision if furniture is reusable for next season. Next, the Board stated concern that the gate code has been passed around. Director Tinkey will reach out to Front Range and Aspire to find out who has a code.

**FINANCIAL MATTERS:**

Payment of Claims: Ms. Blair presented the current claims for Board approval, totaling \$83,061.12 with auto payments totaling \$6,019.20 totaling \$89,080.32. Director Noon moved to approve the payment of claims. Upon a second by Director Hartman, a vote was taken and motion carried unanimously.

Cash Position Summary Dated December 10, 2021, and Financial Statements for the Period Ended November 30, 2021: Ms. Blair reviewed the cash position and financial statements with the Board. The Board accepted the financial statements as presented and Director Noon motioned to approve the financial report. Upon second by Director Hartman, vote was taken and motion carried unanimously.

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

**ENTRANCE & LANDSCAPING**

Emerald Isle 2022 Contract: Director Bane did receive clarification on the front entrances maintenance, the pool area landscape, mowing and fertilization and these are covered in the 2022 contract. Director Bane moved to approve the contract. Upon second by Director Noon, vote was taken and motion carried unanimously.

**MANAGEMENT ITEMS:**

Election Resolution for May 3, 2022: Ms. Blair explained the changes in the election code. Directors Tinkey and Hartman terms of office will expire in May 2022. Director Tinkey informed Ms. Blair she will not be running for the position. Director Noon moved to approve the Election Resolution as presented. Upon second by Director Bane, vote was taken and motion carried unanimously.

**DIRECTOR ITEMS:**

Director Hartman would like to add an item to agenda for the next few months regarding resignation of access codes. Director Hartman has contacted the lock company and has started the process. The updated list will need to be forwarded to Front Range Recreation.

Director Hartman would like to note in minutes that Director Bane has watered the entrances due to the extra long drought. His watering hose was damaged and the District will reimburse him for a new hose. Due to the drought he would like to continue winter watering. Director Bane has modified the backflow for a garden hose attachment. He is looking into a company to possible water during the dry winter season. The Board asked him if he would prefer to continue watering if he was compensated, or whether his preference would be for the Board to hire a contractor. Director Bane stated he would prefer to hire a contractor.

Discussion ensued regarding tree maintenance responsibility for owners versus the District. Director Bane asked if a small dead tree should be removed now or wait until spring when a replace can be planted. The Board determined to wait until spring.

Director Bane accessed the east building in the pool area and didn't have the code for the lock, so the lock was removed. The building is basically empty with only a few miscellaneous items.

Director Tinkey will respond to Tom Wood about lighting on the tennis courts. Currently there is no electricity to the tennis courts. Interested parties would need to approach the Board with the request, usage numbers and the need for lights.

Director Hartman noted a few letters on the entrance signs are burned out and need to be replaced. Director Bane noted another set of lights is not working and he will look into it.

**INFORMATIONAL  
ITEMS:**

HOA Meeting Attendance Calendar: Director Noon will attend the March and September HOA meetings.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

DocuSigned by:

*Jim Noon*

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Secretary for the Meeting