

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
CHAPPARAL METROPOLITAN DISTRICT
HELD NOVEMBER 8, 2022**

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on
November 8, 2022, 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
Jennifer Thomas; Front Range Recreation

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:

There was no public comment received.

POOL REPORT:

Jenn Thomas with Front Range Recreation updated the Board, she emailed an end of year report. Note the request for the Board to consider changing the baby pool over to the auto chemical controller. Then both pools would be able to use the same product and equipment. The proposal from Dark Star, and the swim team was included in the end of year report. Director Lash requested clarification on the lighting. The current lighting is getting water in the system and the GFI is being tripped. The Board will discuss and request the proposal to be on the agenda for next meeting. Director Noon noted the repair in October for replacement of tubing, the invoice for \$300 will be forward to Aspire.

Ratify Aspire Contract for 2022-2023 Season: Director Lash motioned to ratify the contract for the 2022-2023 season, upon second by Director Noon, vote was taken, and motion carried unanimously.

**MEETING
MINUTES:**

Approval of Meeting Minutes: The Board of Directors reviewed the minutes of the October 11, 2022, regular meeting. Director Bates moved to approve the minutes as presented. Upon a second by Director DeBrosse, a vote was taken, and motion carried unanimously.

**FINANCIAL
MATTERS:**

Payment of Claims: Ms. Blair presented the current payment of claims. The payment of the claims total \$5,270.47 with auto payments totaling \$4,765.67, totaling \$10,036.14. Director Noon requested that the Xcel Energy invoice be included in the claims. Ms. Blair explained that the accounting department obtains the info via a portal, the invoices notoriously arrive late. Going forward we will include the previous invoice and if available the current. 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 November 4, 2022, and Financial Statements for the Period Ended October 31, 2022: Ms. Blair reviewed the cash position and financial statements with the Board. The Board accepted the financial statements as presented.

PUBLIC HEARING:

Conduct Public Hearing to Adopt 2023 Budget: Ms. Blair noted that publication had been made in accordance with statute, and the Board can proceed to conduct a public hearing to adopt the District's 2023 budget. Director Lash opened the public hearing. There being no public present to comment on the budget, the public hearing was closed. Ms. Blair reviewed the proposed 2023 budget. Director Noon suggested that the legal amount could be reduced, along with holiday lighting. Ms. Blair noted that insurance costs are going up and she has not received the final premium amount. Ms. Blair suggested that the Board increase the emergency reserve and noted the AV did drop slightly. Director Noon moved to approve the 2023 budget subject to adjustments noted above, certify mill levies subject to final assessed valuation from the County and appropriate 2023 Expenditures. Upon a second by Director Bates, vote was taken, and motion carried unanimously.

Antenna Lease Payment Report: Ms. Blair reviewed the report with the Board. The Board discussed the different antenna leases. Director Noon spoke with the Verizon consultant about the request to change the contract and Director Noon suggested that we decline the offer. No motion needed.

**MANAGEMENT
ITEMS:**

2023 Annual Administrative Resolution: Ms. Blair reviewed the resolution with the Board. Upon motion by Director Bates and second by Director Noon, vote was taken, and motion carried unanimously.

Resolution calling an Election for May 2, 2023: Ms. Blair reviewed the resolution with the Board. Ms. Blair will be the DEO for the District. This election will complete the transition from even year to odd year elections. Election information will be posted on the District's web site. Upon motion by Director DeBrosse and second by Director Bates, vote was taken, and motion carried unanimously.

DIRECTOR ITEMS:

Ratify Holiday Lighting with Deep Rooted Garden and Design: Upon motion by Director Lash and second by Director Noon, vote was taken and unanimously carried to ratify the contract.

2023 Annual Landscape Maintenance Contract with Emerald Isle Landscaping: Director Bane reviewed the contract with the Board, noting that modifications from last year followed through to the 2023 contract. Upon motion by Director Bane and second by Director Bates, vote was taken, and motion carried unanimously.

Removal of T-Mobile Antenna Equipment: Director Lash updated the Board on the removal of some equipment from the tank. ACWWA has been in on the conversation and with T-Mobile.

**INFORMATIONAL
ITEMS:**

HOA Meeting Attendance Calendar:

ACTION ITEMS:

Director Lash emailed comments regarding the pool slide and Ms. DeBrosse needs suggestions on how to present cost implications to the homeowners. The Board is still discussing neighborhood input and possible surveys for the pool slide and pickle ball courts.

Ms. DeBrosse asked who is responsible for the maintenance of the bridge on a path in the open space, as the bridge is in need of maintenance. The bridge located near Genoa Circle and Creek Side on the bridle path. Director Lash compared the District plat map and google and it was determined this bridge is not within the District. It is probably owned by the Cherry Creek School District.

Director Bates would like to be able to express thanks from the District for the gathering of neighbors who helped putting the holiday wreaths together. In the past a note was added to the HOA newsletter. Director Bates suggested an email blast, and gift card. The Board agreed with this suggestion.

ACTION ITEMS:

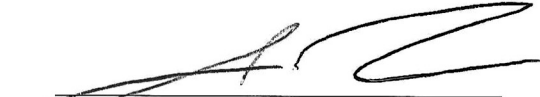
Director Bane noted the electrical box has been repaired by the resident and when he receives the invoice, to please forward statement to resident.

The building of the Dish cell tower has not started yet.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 5:11 p.m.

Respectfully submitted,


Secretary for the Meeting

Sent Via Email: rbilek@crsofcolorado.com

November 4, 2022

Community Resource Services of Colorado
Attn: Rhonda Bilek
1995 E. Prentice Ave.
Suite 103E
Greenwood Village, CO 80111

Re: Acknowledgment and Consent Letter for Modification of the Antenna Facilities
Site Address: 7116 S Chapparral Circle East – Centennial, CO 80016
AT&T Site Name: COL01295 Chapparral – FA: 10093777 – MRUTH049715

Dear Landlord,

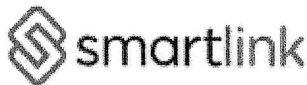
AT&T is in the process of updating certain equipment that supports its wireless telecommunications network. As part of this effort, AT&T will need to perform work at the above-referenced Property. The purpose of this letter is to obtain Landlord consent to perform this work. The upgrades will consist of replacing, adding and modifying antennas and installing related cable lines and accessory equipment. All the upgrades will be completed in the existing leased space and there will be no increase to AT&T's lease space. Attached you will find the engineer stamped construction drawings which provides the detailed scope of work to be performed.

While most of the maintenance activity will be conducted during normal business hours, there may be some activity conducted after hours. All such after-hours activity, however, will be conducted pursuant to the access terms set forth in your lease agreement. We will do our best to limit our presence at the site to only that activity which is absolutely necessary.

Under the terms of this acknowledgment and consent letter (the "**Acknowledgement and Consent Letter**"), Tenant hereby requests Landlord's approval.

If you accept the terms of this Acknowledgment and Consent Letter set forth above, please sign and date the acknowledgement below. Should you quest, please contact Cierra House at (484) 464-8309 or Cierra.House@smartlinkgroup.com. I appreciate your attention to this matter.

Respectfully,



Cierra House
Real Estate Project Manager
Cierra.House@smartlinkgroup.com
c. 484-464-8309
www.smartlinkgroup.com

Acknowledged, Accepted and Agreed:

Signature: Thomas A. Lash Date: 12/13/2022

Printed Name: Thomas A. Lash Title: President

Special Instructions: _____

