

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHAPPARAL METROPOLITAN DISTRICT HELD AUGUST 13, 2019

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on August 13, 2019 at 3:00 p.m. at the South Metro Fire Station No 42; 7230 S Parker Rd, Foxfield, CO. The meeting was open to the public.

ATTENDANCE: In attendance were Directors:

Gerald Weaver; Vice President
Thomas Lash; Secretary/Treasurer
LuAnn Tinkey; Director
Dan Hartman; Director

Absent was Director Garry Cornish, whose absence was excused.

Also in attendance were:

Sue Blair; Community Resource Services of Colorado, LLC
Jennifer Thomas; Front Range Recreation

CALL TO ORDER Director Weaver noted that a quorum of the Board was present, and he called the meeting to order at 3:00 p.m.

AGENDA The Agenda was presented and approved as posted.

PUBLIC COMMENT There was none.

MEETING MINUTES Approval of Meeting Minutes: The Board of Directors reviewed the Minutes of the July 9, 2019 regular meeting. Director Lash moved to approve the minutes as presented. Upon a second by Director Tinkey, a vote was taken and motion carried unanimously.

POOL REPORT Pool Report:

Jennifer Thomas requested Board direction on keeping the pool open past Labor Day. The following options were discussed:

- Extend season 6 additional days at a cost of \$2,600
- Open pool an additional Friday, Saturday, Sunday at a cost of \$1,550
- Close the pool on Labor Day

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After discussion, Director Hartman moved that the pool be kept open the additional weekend at a cost of \$1,550. Upon second by Director Weaver, vote was taken and motion carried unanimously.

Director Hartman stated he would send out an email last to announce the extension of the pool opening.

Ms. Thomas will discuss 2020 staffing of the pool with the Board.

Cleaning out septic: The Board requested that Ms. Blair schedule with Todd Companies to clean the septic. This maintenance is scheduled every 3 years. A missing manhole cover was discussed and will be investigated by Board members. A recommendation will come back to the Board for consideration.

The Board discussed video surveillance of the guard shack and dumpster. Additional information will be gathered and presented to the Board.

Rekeying: Ms. Thomas just obtained a bid in her email from KeyRite for a rekeying system. FOBs are \$5.80/each (approximately \$2,900) vs. key cards at a cost of \$3.25/each (approximately \$1,625). The total bid was \$8,900. It appears that if the tennis courts were not rekeyed there would be a savings of \$2,700. Ms. Thomas will forward the KeyRite bid and it will be distributed to the Board members for consideration during the 2020 budget discussion.

The Board requested that Ms. Thomas provide a list of needed repairs, equipment, furniture, etc., in 2020.

The Board discussed having Ting price a monthly internet charge at the pool. Director Hartman will contact a few providers. Ms. Blair will send Director Hartman quotes recently received from another district using Comcast (for comparison purposes).

Directors Hartman and Tinkey discussed signage at the pool: No Dumping. Pool Use Only. A rectangular sign is needed above the dumpster since it is being filled with other trash. Director Hartman agreed to purchase a sign and mount same.

The Board thanked Ms. Thomas and her team for a great year at the pool.

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FINANCIAL/ MANAGER'S ITEMS

Payment of Claims: Ms. Blair presented a check register for checks #3634 - 3641 totaling \$34,238.83 and Auto payments to Xcel Energy totaling \$ 1,422.33. Director Lash moved that the payables be approved as presented. Upon second by Director Hartman, a vote was taken and the motion carried unanimously. Director Hartman requested that Ms. Blair check on a reimbursement to him in the approximate amount of \$37.00 for fertilizer.

Cash Position, Fund Allocation and Financial Statements: Ms. Blair reviewed the District's Cash Position adjusted as of August 9, 2019, and Financial Statements for the period ending July 31, 2019. Upon motion made by Director Weaver and seconded by Director Lash, the financial statements were accepted as presented.

Antenna Lease Payment Report: The Board reviewed the antenna lease payment report.

MANAGEMENT ITEMS:

2020 Budget Adoption Schedule: Ms. Blair reported that a draft budget will be presented to the Board at its September meeting for discussion. The public hearing will be held in October or November at which time the ballot will be adopted. Mill levies must be certified no later than December 13th.

Rock Veneer: Ms. Blair reported that CRS staff has requested that Jim Gulden provide an estimate to repair the rock veneer. He has been nonresponsive to date. Ms. Blair has contacted other contractors for a cost estimate and she will report back to the Board.

Gate Repairs: Tanner Munson has reached out to the contractor to ensure that when the work is scheduled, Directors Lash and Tinkey be apprised so they can be on site to observe the repairs.

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Discussion Regarding Reserve Study: Director Lash recommended that the Board consider preparing a reserve study. Ms. Blair has prepared these types of studies for various entities and offered to email to Director Lash one prepared for a similar size, similar amenities client. Director Tinkey has been working on a checklist of annual maintenance. A draft will be presented to the Board at its September meeting.

Vent Pipe Relocation: The Board discussed the air pipes that are sticking up in the parking lot. The estimated cost to move the pipes is \$6,000. Director Tinkey reported that ACWWA has indicated they may consider paying half of the cost to move same. The Board requested that a letter be drafted to ACWWA that the Board would be

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interested in a cost-sharing of moving the vent pipes to spruce up the parking lots. They asked that the letter also thank ACWWA for their cost-sharing of the contractor and gate work. Director Cornish will sign the letter on behalf of the Board.

Removal of Guide Wires on Trees: Director Tinkey will notify Dave Early to remove the ones that are no longer necessary.

Parking Lot: Ms. Blair will obtain bids for asphaltting the entire parking lot and for crack sealing only and she will report back to the Board.

Fence Repair on Arapahoe: Ms. Blair reported that the District has received a check in the amount of \$1,200 from Liberty Mutual, the insurance company for the driver who hit the fence. Alpen Fence and Barrier will be repairing the fence. The work will start the week of August 19th.

Update from Committee Regarding Arapahoe Road Entrance Improvements: No action to be taking by the Board. An update was provided on the potential redesign of the improvements and potential participants for cost-sharing the project.

Installing a Light Bollard in the East Entrance Median: Discussion ensued and it was determined not to install a light bollard in the east entrance median.

Miscellaneous: The Board authorized that the potentillas be cut down to the ground in front of the entranceway planters.

INFORMATIONAL ITEMS:

Upcoming HOA Attendance: Director Cornish is scheduled to attend the September HOA meeting.

ADJOURNMENT:

There being no further business to come before the Board, Director Weaver entertained a motion to adjourn the meeting. Upon motion duly made by Director Hartman, seconded by Director Lash, and unanimously carried, the meeting was adjourned at 4:57p.m.

Respectfully submitted,


Secretary for the Meeting