## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF:

## CHAPPARAL METROPOLITAN DISTRICT

## HELD THURSDAY, JUNE 11, 2026, AT 2:00 PM

**ADMINISTRATIVE ITEMS**

The regular meeting of the Board of Directors of the Chapparal Metropolitan District, Arapahoe County, Colorado was called to order on the day shown above by Jim Noon in accordance with the laws of the State of Colorado. The following Directors were present:

Jim Noon, President

Roger H. Bane, Vice President

Michelle Bates, Treasurer

Jamie DeBrosse, Secretary

Director Travis Terwilligar was absent and excused.

Also present was:

Carlos Arreola-Karr, Community Resource Services of Colorado, LLC

**CALL TO ORDER**

A quorum of the Board was present, and the meeting was called to order at approximately 2:03 p.m.

**CONFLICTS OF INTEREST**

There were none.

**APPROVE AGENDA**

No changes to the agenda were requested. The Board proceeded with the agenda as presented, taking certain items out of order as necessary.

**MINUTES**

Director Bane moved to approve the minutes of the regular meeting held on May 12, 2026, as presented. Upon second by Director DeBrosse, a vote was taken, and the motion carried unanimously.

**PUBLIC COMMENT**

There was no public comment.

**POOL REPORT**

a. **Pool Report from Front Range Recreation:** Front Range Recreation was unable to attend the meeting. Mr. Arreola-Karr, reported that a written update would be requested and circulated to the Board. Mr. Arreola-Karr reviewed the written swim team update provided by Doreen Molk, including team participation, non-resident fees, practice timing, and positive feedback received from swim team families. The Board also discussed general pool operations, the heater installation, and certain maintenance-related invoice questions. CRS was directed to request clarification from Front Range Recreation regarding the power washing charge and an itemized breakdown of the pool touch-up work.

**FINANCIAL MATTERS**

a. **Review, Ratify and Approve Payment of Claims:** Mr. Arreola-Karr reviewed the updated payables packet with the Board. Director Bane moved to ratify and approve the claims as presented, including current payables and electronic payments in the total amount of $104,603.03. Upon second by Director [confirm], a vote was taken, and the motion carried unanimously.
b. **Review and Accept Cash Position Summary and Unaudited Financial Statements:** Mr. Arreola-Karr reviewed the cash position summary dated June 4, 2026, and the unaudited financial statements for the period ending May 31, 2026. Mr. Arreola-Karr reported current adjusted balances of $9,709 in InBank checking, $545,157 in ColoTrust Plus, and $554,866 in total adjusted balances.
The Board discussed certain financial statement items, including the Grant of Easement line item and the timing of property tax receipts. CRS was directed to confirm the Grant of Easement item with Sue Blair and to continue monitoring property tax receipts. Director Bane moved to accept the cash position summary and unaudited financial statements as presented. Upon second by Director Bates, a vote was taken, and the motion carried unanimously.
c. **Antenna Lease Report:** Mr. Arreola-Karr reviewed the antenna lease report with the Board and reported that certain carrier payments had been received after the packet was prepared and would be reflected in the next report. The Board also discussed the status of DISH lease payments. Mr. Arreola-Karr reported that CRS had contacted the appropriate parties regarding the status of the contract, outstanding rent, and the timing of future payments, and would update the Board when additional information is received.

**MANAGEMENT ITEMS**

a. **Manager's Report:** Mr. Arreola-Karr reported on pool house maintenance items, including the recent leak and gas-related inspection. The Board discussed potential repair scopes and directed CRS to request additional cost detail and clarification before any further action is taken.
b. **Review Look-Ahead Schedule:** Mr. Arreola-Karr reviewed the look-ahead schedule and reported that the District was current on statutory and compliance filings. Mr. Arreola-Karr also reminded the Board to notify CRS if any Directors wished to attend the SDA conference.

**DIRECTOR'S ITEMS**

a. **Director Reports:** Director Bates asked about broken pool lounge chairs that had been moved behind the fence near the barbecue area. CRS was directed to follow up with Front Range Recreation regarding whether the chairs could be repaired or should be disposed of.
The Board discussed the swim team, neighborhood impacts, and future facility use. Director DeBrosse moved to discontinue the relationship with Aspire Aquatics after the current contract is completed and to return the facility to non-winter use. Upon second by Director Bane, a vote was taken, and the motion carried unanimously. CRS was directed to coordinate appropriate notice with Front Range Recreation and Aspire Aquatics, confirm the contract notice process with Sue Blair, and update the Board.
b. Director Bates reported on tennis camp and pickleball-related communications. Directors Bates and DeBrosse agreed to discuss the pickleball communications offline.
c. **Review & Consider Tree Trimming & Removal Quotes:** Director Bane reviewed the tree trimming and removal quotes. Director Bane moved to accept the bids for tree trimming/pruning in the pool area and removal of the dead tree in the back corner, as presented. Upon second by Director DeBrosse, a vote was taken, and the motion carried unanimously. Director Bane noted that he would notify the adjacent property owner before the tree removal work proceeds.

**INFORMATIONAL ITEMS**

a. **HOA Meeting Attendance Calendar:** The HOA meeting attendance calendar was included in the meeting packet. No formal action was taken.

**OTHER BUSINESS**

There was no other business.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 3:13 p.m.

Respectfully submitted,

Carlos Arreola-Karr

Secretary for the Meeting