

## RECORD OF PROCEEDING

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

### CHAPPARAL METROPOLITAN DISTRICT

HELD TUESDAY, JULY 9, 2024

#### ATTENDANCE

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

Jim Noon, President  
Roger Bane, Vice President  
Michelle Bates, Treasurer  
Jamie DeBrosse, Secretary  
Travis Terwilligar, Director

Also present were:

Carlos Arreola-Karr and Rhonda S. Bilek; Community Resource Services of Colorado, LLC  
Jennifer Thomas of Front Range Recreation

#### CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 2:04 p.m.

#### AGENDA

There were no new disclosures. The Board approved the agenda as presented.

#### PUBLIC COMMENT

There was none.

#### POOL REPORT

##### Front Range Updates:

- Jennifer Thomas with Front Range Recreation ('FRR') asked the Directors if they noticed improvement in the bathroom cleanliness. There is a consensus that the staff is doing a better job at cleaning.
- Director Noon asked Jenn if she had any data on attendance after Labor Day weekend. After more discussion, Jenn will email Ms. Blair the historical data, and she reiterated that Chapparral does not have large attendance on the weekends following the holiday.
- The broken pool step is located to the right side of the lifeguard stand, Director Noon had placed a noodle on that step for safety. Jenn noted the noodle but unfortunately, it didn't stay.
- In the fall when the pool water is lowered to repair the step, Jenn also said that there are pool tiles that will need to be addressed at the same time.

- Director DeBrosse asked if the women's toilet in the bathroom has been repaired. Director Bates said when she was there on July 3 the sign was no longer on the stall. Jenn said FRR had taken care of that.
- The current water temperature is between 81° and 82° F. This feels a bit chilly for residents just taking a dip or playing with their kids. Jenn will have Aspire raise the temperature to 84° F.
- The Board inquired about a charge from FRR for Colorado Shade sails, totaling \$500.00. Jenn explained that this is an annual charge to clean, fold and store.
- Jenn left a telephone message with ACWWA regarding the backwash for the pool and water in the parking lot, has not received a return call. FRR did a backwash prior to July 4 holiday and there was no issue in the parking lot.
- Director Terwilligar had tested all the updated codes. Jenn confirmed that they have not received any complaints of not being able to access the pool.

## MINUTES

The Board of Directors reviewed the minutes of the June 11, 2024, meeting. Director DeBrosse moved to approve the minutes as presented. Upon second by Director Terwilligar, a vote was taken, and motion carried unanimously.

## FINANCIAL MATTERS

1. **Payment of Claims:** Mr. Arreola-Karr presented the current payment of claims in the amount of \$10,680.43 with auto payments of \$4,014.42 totaling \$14,694.85. Director Bates moved to approve the claims as presented. Upon second by Director Bane, vote was taken, and motion carried unanimously.
2. **Cash Position Summary Dated July 5, 2024, and Unaudited Financial Statements for the Period Ended June 30, 2024:** Mr. Arreola-Karr reviewed the cash position and unaudited financial statements. Director Noon pointed out to the Board the easement legal fees of \$6,700.00, and there are no other updates on additional fees. Director Bane moved to accept the cash position and unaudited financial statements. Upon second by Director Terwilligar, vote was taken, and the financials were accepted.
3. **Antenna Lease Payment Report:** Mr. Arreola-Karr reviewed the report with the Board. Director Terwilligar had noted that the water tank is starting to rust and probably needs some maintenance. Director Bates will reach out to Kevin with ACWWA.

## MANAGEMENT ITEMS

- **Verbal Update on City of Centennial Large Community Grant:** Mr. Arreola-Karr informed that the requested W9 has been forwarded to the City of Centennial. His contact is out on vacation and therefore has not received any additional updates.

## DIRECTORS ITEMS

- A. **Director Reports:** Director Noon asked the Board if they have any updates.
  - Director Bates reviewed the quote from Game-Set-Match regarding the pickleball. She noted the current nets being used are too high and they are not easily moved. Afraid that someone will drag the nets/stand across the tennis court surface. Director Bates was doing research on how much new nets and what's available. Per ACWWA nothing can be drilled into the surface of the tennis court, therefore the bench will need to be probably weighted and not attached to the surface of the courts.
  - Pickleball lessons have started and there has been good interest.
  - When the tennis courts are resurfaced and relined, the pickleball lining will be done at the same time.
- B. **Discuss and Consider Approval of the Pool Clock:** The item was not discussed due to FRR having already purchased a clock, which was noted as a line item in their invoice.
- C. **Trees:** Director Bane informed the board that two large trees will need to be removed and he contacted Prince Trees, he reviewed the quote and noted the amount of \$2,680.00 to remove the trees, haul them out of the open

space and dispose of them. The company requires payment at time of service and requested CRS coordinate with him to have a check ready. Director Bane moved to approve the quote for the tree removal. Upon second by Director Terwilligar, vote was taken, and motion carried unanimously.

#### INFORMATION ITEMS

- Chapparral's HOA has \$6,000 to donate to the Metro District. The Board will have a discussion on how to spend the August meeting.
- Director Terwilligar asked the Board if the HOA may store the speaker in the Metro District room at the pool house, the storage room is kept at a cool constant temperature which is perfect for the equipment. The Board said this is not a problem.
- The 4<sup>th</sup> of July event was wonderful.
- Director Bates asked about having music at the pool, Director Travis will investigate this.
- Director Bane will obtain quotes for the area at the keypad entrance. The steep ditch is a problem.
- The lights that illuminate the Chapparral entrance need to be cleaned and Director Bane will be learning how to do that.
- Reminder to keep on the radar the holiday lighting for the east Entrance.
- Director DeBrosse asked if the district has any 'No Trespassing' signage. The district does not and does not feel it would be beneficial.

#### ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 3:25 p.m.

Respectfully submitted,

Signed by:  
  
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Secretary for the Meeting