

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHAPPARAL METROPOLITAN DISTRICT

HELD
May 10, 2016

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on May 10, 2016, 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:

Garry Cornish; President
Gerald Weaver; Vice President
Thomas Lash; Secretary/Treasurer - via telephone
James Neumann; Assistant Secretary
Steve Cooper; Assistant Secretary

Also in attendance were:

Angie Kelly; Community Resource Services of Colorado, LLC
Sue Blair; Community Resource Services of Colorado, LLC
Jenn Thomas; Front Range Recreation
Mr. David Fletcher; resident
Lauren Furata; liaison for summer swim team
Rolayne Sellers; HOA Board President, resident
Dan Hartman; HOA Board member, resident
LuAnne Tinkey; resident
Jim Noon; resident

CALL TO ORDER:

Director Cornish noted that a quorum of the Board was present, and called the meeting to order at 3:00 p.m.

AGENDA:

The Agenda was presented, as posted; no items were added or deleted.

**ADMINISTER OATHS OF
OFFICE/ELECTION OF
OFFICERS:**

Director Lash was absent and will complete the oath of office at a later date. Director Cornish and Director Weaver completed their respective oaths of office.
Following the oaths of office, Director Neumann made a motion to continue with the officers as they are now: Director Cornish,

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President; Director Weaver, Vice President; Director Lash, Secretary/Treasurer; Director Neumann, Assistant Secretary; Director Cooper, Assistant Secretary. Upon a second made by Director Lash, a vote was taken and the motion carried.

PUBLIC COMMENT:

Rolayne Sellers addressed the Board regarding summer swim team concerns that had been presented at the HOA meeting. The concerns mentioned were the size of the team, trash along the streets, the safety concerns around too many people in the pool area, the safety concerns regarding traffic and the security of the pool with people staying after a meeting or practice when they are not members. After much discussion a few suggestions were made: Director Neumann suggested that swim team families sign a contract regarding the pool usage rules; Ms. Sellers suggested that the swim team be capped at a lower number; the swim team needs to add trash pick-up along the streets to their list of responsibilities before they leave; and the suggestion was made to have a meeting with the Board, the HOA and the team before the season to outline concerns and determine remedies.

Dan Hartman asked about the elections and the process of cancellation. Ms. Blair explained that no self-nomination forms were submitted, other than the Board members, before the February deadline and therefore the May 3 election was canceled.

PREVIOUS MEETING MINUTES:

Approval of Minutes: A motion was made by Director Neumann to approve the minutes with a spelling error corrected and last names added to the public comment section. Upon a second by Director Weaver, a vote was taken and the motion carried.

FINANCIAL ITEMS:

Payment of Claims: Ms. Blair presented a register that reflected payments to be made. Director Cooper moved to ratify the payments totaling \$17,440.82 represented by checks #3142-#3154. Upon a second by Director Weaver, a vote was taken and the motion carried unanimously.

Cash Position & Financial Statements: Ms. Blair presented the District's Cash Position & Financial Statements dated April 30, 2016. No questions were presented by the Board.

Antenna Lease Payment Report: Ms. Blair presented the latest income report, which reflects cellular antenna lease payments received by the District through April 30, 2016. The total of lease

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payments received in 2016 thus far is \$32,555.

Shark Swim Team Contract: Upon previous discussion in the public comment section, a motion was made by Director Weaver to approve the 2016 Shark Swim Team Contract as presented. Upon a second by Director Neumann, a vote was taken the motion carried unanimously.

MANAGEMENT ITEMS:

Pool Area Improvements: Ms. Kelly reported that the concrete addition behind the diving board will begin on Wednesday, May 11 and should be done by the end of that week.

Director Neumann also reported that Lena Fletcher has prepared the area for flowers at the pool house.

It was also reported that there is an area of CMD fencing that is down at the end of Hispana. Director Neumann and Director Cooper will review the fence and repair as needed.

Insurance Update: It was reported that Ron and Aaron Davis will need to be hired by the District as employees or carry their own insurance to work on the property. The Board did not want to hire them as employees. This will be communicated to the contractor. It was also discussed that a contract should be in place and will be presented to the Board for review at the next meeting.

ENTRANCEWAYS:

Update on Project: Director Cooper resubmitted plans to Centennial as they had asked that the architect make 1 revision. The right-of-way agreement is currently with legal counsel for Centennial. The schedule start date remains June 1. The 1st payment has been made to the mason and the 1st shipment of stone is set for arrival on June 15. Director Cooper agreed to send the plans to the HOA for posting on their website.

Jim Noon addressed the Board about the entrance project. He had question regarding the cost and the statement regarding the loss of a turn lane without the islands. Director Cooper explained that without the islands the streets would have been paved with just one lane out and one lane in. By having the island, the left turn lane is created. With the cost, Director Cooper offered to send the bidding information to Mr. Noon if that would help.

DIRECTOR'S ITEMS:

Director Cooper presented the Board with a lien wavier for MVP, LLC. It was noted that the contract stated MVP must carry

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worker's compensation insurance. Since MVP does not carry this insurance, a lien waiver was presented so that work can continue under the signed contract with MVP. A motion was made by Director Neumann to accept and sign the lien waiver. Upon a second by Director Cooper, a vote was taken and the motion carried unanimously.

INFORMATIONAL ITEMS:

The HOA has decided to hold meetings every other month. The calendar for attendance will have to be reconfigured and will be redistributed at the next meeting. Ms. Sellers requested that CMD Board members make more of an effort to attend the HOA meetings to know what is being said around the community.

Jenn Thomas with Front Range Recreation attended the meeting to discuss the upcoming pool season. Door codes were discussed and the Board asked that new door codes be created and distributed this season. Ms. Thomas confirmed that swim team times. It was also confirmed that the pool membership for non-CMD residents is still \$550. The Board did request that Front Range remind the lifeguards to not prop the front door open and to be sure they are checking people in to ensure proper usage of the pool.

ADJOURNMENT:

There being no further business to come before the Board, Director Neumann moved to adjourn the meeting. Upon a second by Director Cooper, a vote was taken and the motion carried unanimously. The meeting was adjourned at 5:12 p.m.

Respectfully submitted,



Secretary for the Meeting