

RECORD OF PROCEEDING

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

CHAPPARAL METROPOLITAN DISTRICT

HELD TUESDAY, AUGUST 13, 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

Absent was Director Terwilligar whose absence was excused

Also present were:

Sue Blair, 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”) told the Board that the ping-pong table broke, one of the legs with the rollers, possibly rusted. In addition, a staffer was hurt while pulling the table out, at the time there were some notable windy conditions. The Board will have Director Bane look at the table, will check for warranty and how to repair.
- There is another ladder rail step that needs to be repaired. These steps are inset into the pool wall, and the pool will need to be drained about 12 to 18 inches in order to make the repair. Suggested that this be done during 2025 spring break, to schedule the date near or on March 17.

- Repair work is needed on tiles located where the swimmers kick to make turn, feet are getting cut on the broken tile. Suggested this repair can be done after Labor Day, this is a quick repair and does not require the water line to be lower.
- Ms. Thomas will obtain estimates for both the tiles and step repairs.
- Director Bates asked about the pool house floors, Ms. Thomas said the preferred flooring is concrete.

MINUTES

The Board of Directors reviewed the minutes of the July 9, 2024, meeting. Director Bane noted an error and requested the pool temperature number be changed to 84 degrees. Director Bane moved to approve the minutes subject to the requested change. Upon second by Director DeBrosse, a vote was taken, and motion carried unanimously.

FINANCIAL MATTERS

1. **Payment of Claims:** Ms. Blair presented the current payment of claims in the amount of \$40,659.09. Director Bane moved to approve the claims as presented. Upon second by Director Bates, vote was taken, and motion carried unanimously.
2. **Cash Position Summary Dated August 5, 2024, and Unaudited Financial Statements for the Period Ended July 31, 2024:** Ms. Blair reviewed the cash position and unaudited financial statements, and the unaudited financials were accepted.
3. **Antenna Lease Payment Report:** Ms. Blair reviewed the report with the Board.

MANAGEMENT ITEMS

- **Verbal Update on City of Centennial Large Community Grant:** Mr. Arreola-Karr updated the Board on the progress of the grant. The costs have been identified and confirmed with the City of Centennial. The picnic tables are confirmed as \$1,370.53 plus cement and anchor, the tennis bench amount \$3,390.00. The City of Centennial awarded the District \$6,825.00. After the purchases, there is a balance remaining of roughly \$2,000.00 which can be allocated to the expenses of any contract work, delivery and the purchase of the cement and anchor. Next steps are the purchases, installation and organization of the community event with the city for the celebration.

DIRECTORS ITEMS

- A. **Director Reports:** Director Bates reported that the tennis courts are in the process of being resurfaced. ACWWA pays for the resurfacing of the tennis court and relining.

The current pickleball nets do not have wheels and are not at the right heights. The concern is that when the nets are set up, they could damage the new surface. The pickleball instructor will contribute \$1,700 toward new nets. The suggestion is to purchase one high-end net for \$2,700 and one basic net for \$500, using Marty's contribution as a deposit for the order. For the current nets, offer free to new home to Chapparral residents.

Upon motion by director Bane, and second by Director Bates, vote was taken and motion carried unanimously to approve the costs for two pickleball nets.

Thank you to a resident who refinished one of the wood picnic tables and ask him if he is interested in refinishing the other wood picnic table. The water tank is scheduled for repainting by ACCWA for 2025. The board requested adding to the 2025 budget the cost of extending the culvert and driveway extension to the north of the pool entrance and to make repairs needed due to tree root damage in the pavement. The estimated amount for the 2025 budget would be \$12,000. The lights were cleaned at the entrances by Marty and Director Bane cleaned the lights at the pool entrance. The property owner has been notified of a company coming out for the removal of

dead trees. The access to the area is next to the property owner. The Board suggested again to send out a thank you through the HOA for the resident who refinished the picnic table and the resident who cleaned the lights and Director Bane for not only cleaning the lights but for his continuing effort in all aspects of the community.

- B. **Ratification of the Four Tennis Court Posts by Lillard Clark Construction Co., Inc.:** Director Noon moved to ratify the Lillard Clark Construction for the installation of the posts, upon second by Director Bates, vote was taken and motion carried unanimously.

- C. **Review and Consider Proposal for the Pickleball Lining on the tennis Courts:** Director Bates noted that ACWWA will not pay for any of the pickleball relining and requires that the District's sign an amendment to the lease agreement regarding pickleball. Director Noon reviewed that agreement and informed the Board that it is only referring that the District is responsible for the lining of the court for pickleball and activities related to pickleball.

Upon motion by Director Bates, and second by Director Bane, vote was taken and motion carried unanimously to approve the Amendment to the Lease Agreement with ACCWA regarding the pickleball lining.

INFORMATION ITEMS

Director Jamie DeBrosse will be attending the HOA meeting in September.

ATTORNEY ITEMS

There were none.

OTHER BUSINESS ITEMS

Due to the SDA Conference, the September regular meeting is cancelled, the next regular meeting will be October 8th.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 3:35 p.m.

Respectfully submitted,

Signed by:


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Secretary for the Meeting