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

CHAPPARAL METROPOLITAN DISTRICT

HELD TUESDAY, MAY 12, 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 were:

Sue Blair and Carlos Arreola-Karr, Community Resource Services of Colorado, LLC

Nicole Rathman, Front Range Recreation

Doreen Molk, resident

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 to accommodate Front Range Recreation and resident schedules.

MINUTES

Director Bates moved to approve the minutes of the regular meeting held on April 14, 2026, and continued to April 17, 2026, as presented. Upon second by Director Bane, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

Ms. Molk stated that she was primarily interested in hearing the pool update. The Board proceeded to the pool report.

POOL REPORT

a. Pool Report from Front Range Recreation: Front Range Recreation reported that the replacement pool heater remained in fabrication and that no shipping update had been received. Arrival was still expected around early June, with installation to require coordination of plumbing, HVAC, venting, and related line work.

The Board discussed opening options, including opening with the wader pool, pool deck, and main pool available, with the understanding that the main pool may be below its customary temperature. Front Range Recreation advised that temporarily starting the existing heater could be considered, but that the heater was expected to leak, may not sufficiently heat the pool, and could fail. The Board directed Front Range Recreation to have service personnel evaluate the existing heater and report back regarding whether temporary operation was advisable.

The Board also discussed pool furniture, grills, signage, cleaning, power washing, and minor maintenance items from the pre-opening walkthrough. Directors Bates and DeBrosse agreed to finalize the maintenance list and send it to CRS and Front Range Recreation for follow-up.

FINANCIAL MATTERS

a. Review, Ratify and Approve Payment of Claims: Ms. Blair reviewed the updated payables packet with the Board, including invoices added after the packet was initially circulated. The Board also discussed Director fees for the April 14 and April 17 meeting dates. Director Bane moved to ratify and approve the claims as presented, including current payables and electronic payments in the total amount of $27,498.04. Upon second by Director Bates, a vote was taken, and the motion carried unanimously.

b. Review and Accept Cash Position Summary and Unaudited Financial Statements: Ms. Blair reviewed the cash position summary dated May 7, 2026, and the unaudited financial statements for the period ending April 30, 2026. She reported adjusted balances of $26,834 in InBank checking, $580,108 in ColoTrust Plus, and $606,942 in total adjusted balances. CRS will continue monitoring investment rates and did not recommend moving funds from ColoTrust at this time.

Ms. Blair reviewed the balance sheet, revenues, expenditures, and fund balances. Director DeBrosse moved to accept the financial statements as presented. Upon second by Director Bane, a vote was taken, and the motion carried unanimously.

c. Antenna Lease Report: Ms. Blair reviewed the antenna lease report with the Board. Director Noon asked about the status of DISH lease payments, and Ms. Blair stated that CRS would follow up with the District accountant and report back. No formal action was taken.

MANAGEMENT ITEMS

a. Manager's Report: Ms. Blair reported that Simplified Living estimated $250 to $400 for pool house cleaning and confirmed availability for Thursday, May 21, 2026. The Board agreed that a regular cleaning, including windows, would be sufficient. CRS was directed to confirm the appointment and coordinate access with Front Range Recreation.

b. Review Look-Ahead Schedule: Ms. Blair reviewed the look-ahead schedule and reported that the District was current on compliance deadlines. She noted that 2027 budget discussion would begin in August.

DIRECTOR'S ITEMS

a. Director Reports: Ms. Molk reported on swim team registration and asked whether non-resident swim team fees that otherwise would have been paid to the District could be redirected toward alternate swim team pool space or related services due to uncertainty regarding the pool heater and water temperature. Director Bane moved to allow the fees to be redirected for that purpose. Upon second by Director Bates, a vote was taken, and the motion carried unanimously.

Director Noon reported that he would be unavailable for the next regular meeting date of June 9, 2026. The Board agreed to reschedule the next regular meeting to Thursday, June 11, 2026, at 2:00 p.m., with CRS to circulate an updated Zoom invitation. Future meeting times were tabled for later discussion.

Directors Bates and DeBrosse discussed minor pool house maintenance items and agreed to send the final list to CRS and Front Range Recreation. Director Bane reported that AT&T had reattached the vertical wiring on the west tank and that front terrace planting and drip system adjustments were being coordinated. Director Bates reported that the tennis court surface crack would be repaired when temperatures are appropriate.

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

The Board discussed communicating with residents regarding the pool heater issue and anticipated impacts on the start of the pool season. Director DeBrosse agreed to prepare a draft communication for review.

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