

## RECORD OF PROCEEDING

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

### CHAPPARAL METROPOLITAN DISTRICT

HELD TUESDAY, JANUARY 14, 2025

#### ATTENDANCE

The regular meeting of the Board of Directors of the Chapparral Metropolitan 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 present:

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

Also present were:

Sue Blair, Carlos Arreola-Karr and Rhonda S. Bilek; Community Resource Services of Colorado, LLC

#### 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 disclosures. The Board approved the agenda as presented.

#### MINUTES

The Board of Directors reviewed the minutes of the December 10, 2024, meeting. Director DeBrosse moved to approve the minutes as presented. Upon second by Director Terwilligar, a vote was taken, and motion carried unanimously.

#### PUBLIC COMMENT

There was none.

#### FINANCIAL MATTERS

- a. **Payment of Claims:** Ms. Blair reviewed the claims. The Directors asked CRS to check on a couple of invoices to verify no duplications. Director Terwilligar moved to approve the claims. Upon second by Director Bane, vote was taken, and motion carried unanimously.
- b. **Cash Position Summary Dated January 3, 2025, and Unaudited Financial Statements for the Period Ended December 31, 2024:** Ms. Blair reviewed the cash position and unaudited financial statements with the Board. Director Noon asked if Aspire is paying for the utilities that are noted in the agreement. Also asked to clarify if both HOA contribution for the landscaping and the additional \$6,000 has been received. Ms. Blair will have the district accountant review and verify. The unaudited financials were accepted.
- c. **Antenna Lease Report:** Ms. Blair reviewed report and noted the final numbers for 2024.

## MANAGEMENT ITEMS

- a. **Look-Ahead Schedule:** Ms. Blair reviewed the 2025 schedule which will be included in the meeting packets going forward.

## DIRECTORS ITEMS

- a. **Director Reports:**
  - Director DeBrosse updated the Board on the research she has done on different flooring companies. General Industrial Flooring has provided detailed information and is upfront with all aspects of the project. Director DeBrosse will forward information and link to the Board after the meeting. The Board will review the new information along with the additional material provided from Director DeBrosse to complete the Bathroom/locker rooms at the pool house.
- b. **Review and Consider Third Amendment to Tennis Courts Regarding Security Cameras between the District and ACWWA:** Need to clarify if ACWWA is wanting the electrical system 'hard wired' meaning digging a trench from the pole to the club house for the wire. Or will the security system be 'wireless'. Director Terwilligar will clarify. But regardless, if there is a cable in a trench or if wireless, the security system will be tapping into the internet at the pool house. The Board would like to have the security systems done before the pool opens and to be able to test it to make sure there are no issues. The Board is pending the approval until clarification is provided. Ms. Blair wanted to make note that the Safety Grant that is available can be used for the camera systems and that the Board does not need to approve or take any action.
- c. **Review and Consider Estimate from Prince Tree Service & Stump Grinding:** Director Bane reviewed the estimate. The Board asked if the tree in question is in the easement or on private property. Will need to check this. Since the property which the tree could be associated with just recently sold, Ms. Blair will reach out to the realtor to obtain the property boundary which should have been in the title papers. The Board will wait for the information before making a motion.

## INFORMATION ITEMS

- The Board reviewed the 2025 HOA attendance schedule.

## ATTORNEY ITEMS

There were none.

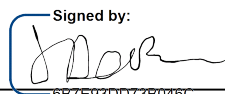
## OTHER BUSINESS ITEMS

- Director Noon asked the Board to consider moving the February meeting day. After discussion the meeting will be held as a special meeting on Thursday, February 13 at 2:00 p.m.

## ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 3:09 p.m.

Respectfully submitted,

Signed by:  


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Secretary for the Meeting