

RECORD OF PROCEEDINGS

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

November 8, 2016

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on November 8, 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
James Neumann; Assistant Secretary

Absent was Director Steve Cooper, whose absence was excused.

Also in attendance were:

Angie Kelly; Community Resource Services of Colorado, LLC
Rolayne Sellers; HOA Board President
Dan Hartman; HOA Board member

CALL TO ORDER:

Director Cornish noted that a quorum of the Board was present, and called the meeting to order at 3:05 p.m.

AGENDA:

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

PUBLIC COMMENT:

Ms. Sellers addressed the Board regarding 3 items: the front entrance projects, the swim team status and the fire at the water tanks. Ms. Sellers shared with the Board that she has heard concerns from residents about the medians with regard to the size and safety of them. The concerns are around the lack of space for two cars next to each other when exiting and the idea that cars will hit the median when turning in. Ms. Sellers also asked for the information on the swim team contract as she has been fielding questions. Director Lash updated her on the status of the contract. The final issue was with regard to the fire at the water

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tanks. Ms. Sellers asked the Board of ideas to improve the safety of the area. The Board noted that the water tanks do not belong to the District and there is not much they can do given the lack of ownership.

PREVIOUS MEETING MINUTES:

Approval of Minutes: A motion was made by Director Weaver to approve the October 11, 2016 regular meeting minutes as presented. Upon a second by Director Lash, a vote was taken and the motion carried unanimously.

FINANCIAL ITEMS:

Payment of Claims: Ms. Kelly presented a register that reflected payments to be made. Director Weaver moved to ratify and approve the payments totaling \$4,842.41 represented by checks #3235-#3243. Upon a second by Director Neumann, a vote was taken and the motion carried unanimously.

Cash Position & Financial Statements: Ms. Kelly presented the District's Cash Position & Financial Statements dated November 3, 2016 and October 31, 2016, respectively. No questions were presented by the Board.

Public Hearing to Adopt 2017 Budget: Ms. Kelly noted that proper notice was published according to State Statute and the Public Hearing can proceed. A motion was made by Director Neumann to open the public hearing for the 2017 budget at 4:00 p.m. Upon a second by Director Weaver, a vote was taken and the motion carried unanimously. Mr. Hartman requested that the 2017 budget be published in the HOA newsletter once approved. The Board agreed. Hearing no further comment, a motion was made by Director Weaver to close the public hearing. Upon a second by Director Lash, a vote was taken and the public hearing was closed at 4:07 p.m.

A motion was made by Director Lash to approve the 2017 budget as presented; certify a 2.000 mill levy in the General Fund and a 10.150 mill levy for Contractual Obligations; and appropriating 2017 expenditures. Upon a second by Director Weaver, a vote was taken and the motion carried unanimously.

MANAGEMENT ITEMS:

Antenna Lease Payment Report: Ms. Kelly presented the latest income report, which reflects cellular antenna lease payments received by the District through October 2016.

2017 Administrative Resolution: Ms. Kelly presented the 2017 Administrative Resolution. A motion was made by Director Lash to approve the 2017 Administrative Resolution. Upon a second by

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Director Weaver, a vote was taken and the motion carried unanimously.

Quorum for December 13: Director Lash will participate via teleconference and the other Directors presented noted they will be in attendance.

ENTRANCEWAYS:

Update on Project: The City of Centennial notified the District that the License Agreement needed to be executed. This was signed by Director Cornish and Ms. Kelly will deliver the document to Centennial on November 9, 2016.

The Board discussed the concern regarding the medians and people hitting them when entering the community. The Board agreed to hold off on planting the trees in the median to further evaluate if this concern will become a reality. The medians will be discussed at future meetings to examine their impact on traffic.

DIRECTOR'S ITEMS:

Homeowner letter regarding monuments: This will be drafted by the Board.

INFORMATIONAL ITEMS:

Review and Consider Holiday Lighting Contract: Bright Christmas provided pricing for the 29 trees at the entrances as well as the trees to be planted in the medians. Discussion took place regarding the cost and that \$105/tree seemed high since many of the trees are recently planted and rather small. Director Cooper will be asked to confirm this pricing with Bright Christmas. Given the change to the timeline on the trees in the medians, this portion of the bid was not approved. A motion was made by Director Neumann to approve the lighting of the 29 trees at the entrances subject to Director Cooper's approval of the cost at \$105/tree. Upon a second by Director Lash, a vote was taken and the motion carried unanimously.

Review and Consider Approval of Fit Turf Bid: The bid was discussed and the Board asked for confirmation of which trees will be treated. Given the recent change with the trees at the entrances, verification as to which trees will be treated is being requested. Ms. Kelly will ask Fit Turf to outline the exact trees they are treating. One tree will be cut down at the pool, making one less tree for Fit Turf to treat. A motion was made by Director Weaver to approve the Fit Turf bid, subject to final review of the tree count being treated. Upon a second by Director Neumann, a vote was taken and the motion carried unanimously.

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Director Neumann noted that he will be cutting down the tree at the pool before the next pool season.

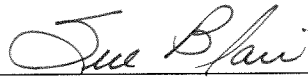
Director Lash addressed the 2017 pool contract with Front Range Recreation. He noted that he reviewed the contract and the contract remained the same from 2016, aside from the operating dates. A motion was made by Director Lash to approve the 2017 Front Range Recreation pool contract. Upon a second by Director Neumann, a vote was taken and the motion carried unanimously.

The HOA meeting calendar was included in the packet.

ADJOURNMENT:

There being no further business to come before the Board, Director Weaver moved to adjourn the meeting. Upon a second by Director Neumann, a vote was taken and the motion carried unanimously. The meeting was adjourned at 4:30 p.m.

Respectfully submitted,



Secretary for the Meeting