

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHAPPARAL METROPOLITAN DISTRICT HELD December 12, 2017

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on December 12, 2017, 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
Steve Cooper, Assistant Secretary

Also in attendance were:

Tanner Munson; Community Resource Services of Colorado, LLC
Cathy Noon; Community Resource Services of Colorado, LLC
LuAnn Tinkey; Community Member
Jim Noon; Community Member
Dan Hartman; Community Member

CALL TO ORDER:

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

AGENDA:

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

PUBLIC COMMENT:

LuAnn Tinkey provided the Board with an update on the holiday wreaths and garland at the entrances. The Board thanked Ms. Tinkey for her work. Dan Hartman raised the issue of dead trees along Arapahoe Road. The Board stated that the trees are on private property and were provided by the City of Centennial as part of the road project, this is a matter for each property owner.

POOL REPORT

Jaylene Jones from Front Range Recreation reviewed a list of repairs recommended for the 2018 pool season. Following discussion, Director Lash moved to approve the noted repairs and a NTE \$2000 for furniture purchase. Upon a second by Director Neumann, a vote was taken and the motion carried

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unanimously. The Board also reviewed the attendance numbers for the 2017 pool season including the extended weeks the pool was open. Noting that the weather remained warm and therefore the pool was used, the Board will monitor the situation and confirm the closing date next summer.

PREVIOUS MEETING MINUTES:

Approval of Minutes: Director Lash moved that the minutes be approved as presented. Upon second by Director Neumann, vote was taken and motion carried unanimously.

FINANCIAL AND ADMINISTRATIVE ITEMS:

Payment of Claims: Ms. Noon presented a check register for checks #3397 – 3409, totaling \$18,939.26. Director Lash moved to approve the payment of claims. Upon a second by Director Neumann, a vote was taken and the motion carried unanimously.

Cash Position & Financial Statements: Ms. Noon presented the District's Cash Position dated December 8, 2017 and Financial Statements for the period dated November 30, 2017, respectively.

Antenna Lease Payment Report: Ms. Noon reviewed the report and asked that the footnote regarding the AT&T leases be updated to reflect the contract terms beginning in 2020.

Redstone Bank CD: The CD at Redstone Bank matured on 12/12/17. Following discussion, a motion was made by Director Neumann and seconded by Director Cooper. It was unanimously voted to authorize Director Lash to work with CRS on placement of the maturing funds.

MANAGEMENT ITEMS:

Ms. Noon reviewed an email that was sent to Verizon, Sprint, AT&T/Cingular, Clearwire/Sprint, and T-Mobile regarding RF Modules that must be removed as the equipment does not meet Worker Safety Protection requirements. Deadline for removal is January 31, 2018.

DIRECTOR'S ITEMS:

Review and Approve 2018 Election Resolution: A motion was made by Director Neumann and seconded by Director Lash. The Board unanimously voted to approve the Election Resolution with a polling place election. The Board did ask to review the costs to hold a mail ballot election in early 2018.

Review and Approve 2018 Annual Administrative Resolution: A motion was made by Director Weaver and seconded by

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Director Cooper. The Board voted unanimously to approve the 2018 Annual Admin Resolution with a minor change to one of the posting locations to say Chapparral Pool “Gatehouse” rather than “Pool House” which better reflects the posting location.

Fit Turf Centennial Tree Pest & Service Renewal: Following discussion, a motion for approval was made by Director Cooper and seconded by Director Lash. The Board voted to approve the contract with pre-pay condition for Winter Watering and Annual Tree Treatments.

Discussion regarding ACWWA Pump House: Director Cornish updated the Board on his discussion with Doyle Tinkey and Steve Witter of ACWWA. Following discussion, the Board expressed interest in ownership of the pump house and instructed Director Cornish to continue working with ACWWA on the issue including a meeting onsite to inspect the pump house. Ms. Noon was also instructed to provide the Board with copies of the ACWWA/Chapparral IGA.

Sculpture Maintenance: Director Lash inquired about repairs needed to the entrance feature at Flanders. The “tree” sculpture needs to be re-glued in place. Directors Lash and Cooper will coordinate on the proper adhesive and fix.

Arapahoe Rd. East Entrance: The lights have been working intermittently. RMK Electric has a part on order. Director Neumann will follow up.

Erosion Control: Director Cooper brought up the erosion control at the East Entrances not matching the work at the West Entrance. He will follow up with Travis Greiman at the City of Centennial.

Holiday Light Removal: Ms. Tinkey will remove the garland and wreaths around January 2nd and Director Cooper will coordinate the removal of the tree lights the following week.


Landscaping and Maintenance: Charges for 2017 were reviewed and, following discussion, the Board agreed to stay with the current provider as few responses to bid requests were received. The Board will provide greater oversight on the scope of work with the provider for 2018.

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INFORMATIONAL ITEMS: The HOA meeting calendar was reviewed and a volunteer for February's Annual HOA is needed.

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

Respectfully submitted,



Secretary for the Meeting

Rhonda Bilek

From: Rhonda Bilek
Sent: Tuesday, December 05, 2017 3:38 PM
To: 'Dean, Eric'; 'propertymanagement@t-mobile.com'; 'Wendy Santiago';
'landlordsolutions@sprint.com'; 'joel.2.robb@sprint.com';
'maureen.lopez@verizonwireless.com'; 'Griffin, Travis'
Cc: Angela Kelly (akelly@crsofcolorado.com); Sue Blair; Leeann Fabec
Subject: Chapparral Metro District - Antenna Lease - safety violation
Attachments: IMG_6198.JPG; IMG_6162.JPG

DATE: December 5, 2017

FROM: Chapparral Metropolitan District
c/o Community Resource Services of Colorado, LLC
7995 E. Prentice Ave., Suite 103E
Greenwood Village, CO 80111-2710

TO: Verizon DEN Livengood Alt. 2 Project No. 1713347007
Sprint Site ID: DN63XC043
AT&T/Cingular Cell Site No.: COL01295 Fixed Asset No.: 10093777
Clearwire/Sprint Site ID: CO-DEN1442 Sprint Site ID DN63XC043
T-Mobile Site No.: DN01574A

Please be advised that Chapparral Metropolitan District will disconnect the RF Modules in the photos attached. This District has been advised that this does not meet the required Worker Safety Protection, and must have proper safety/security on the modules.

Communication attempts have been made to all vendors regarding ownership of the RF Modules. These attempts have been met with denial of ownership by all vendors. Therefore, to determine which vendor owns this property, the module will be disconnected until proper repairs are made. Please have a technician verify the units and contact the District as to what safety/security will be implemented.

This disconnection will be made on January 31, 2018 if no response is received that the issue has been resolved.

Sincerely,

Chapparral Metropolitan District
c/o CRS of Colorado, LLC.
303-381-4979

Rhonda S. Bilek
Assistant District Manager
c/o Community Resource Services
7995 East Prentice Avenue, Suite 103E

Greenwood Village, CO 80111-2710

(303) 381-4960 –Main

(303) 381-4979 - Direct

(303) 381-4961 –Facsimile

Email: rbilek@crsofcolorado.com

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Rhonda Bilek

From: Rhonda Bilek
Sent: Tuesday, December 05, 2017 3:56 PM
To: 'SprintLandlordSolutions2@Sprint.com'
Subject: FW: Chapparral Metro District - Antenna Lease - safety violation
Attachments: IMG_6198.JPG; IMG_6162.JPG

Rhonda S. Bilek

Assistant District Manager

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