

RECORD OF PROCEEDING

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

CHAPPARAL METROPOLITAN DISTRICT

HELD TUESDAY, MARCH 10, 2026, AT 2:00 PM

ADMINISTRATIVE ITEMS

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 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
Travis Terwilligar, Assistant Secretary

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 2:04 p.m.

CONFLICTS OF INTEREST

There were none.

APPROVE AGENDA

Upon motion duly made and seconded, the Board approved the agenda as presented.

MINUTES

Following discussion of a correction, and upon motion duly made and seconded, with Director Bates seconding, the Board approved the minutes of the February 10, 2026 regular meeting as amended.

PUBLIC COMMENT

There was no public comment.

POOL REPORT

- a. **Pool Report from Front Range Recreation:** Ms. Rathman reported that weekly off-season service visits have been beneficial and that pool chemistry has remained stable over the last several weeks.

She noted that chemistry reports and operational updates are being provided to CRS, and CRS will forward those reports to Director Noon. Ms. Rathman confirmed that she will serve as the District's primary point of contact moving forward.

The Board had no additional questions at this time, and Front Range Recreation will continue weekly monitoring and reporting as the District moves closer to the 2026 pool season.

- b. **Chapparral Sea Otters Update from Doreen:** Ms. Molk reported that she has secured a coach and continues preparations to reestablish the swim team, with registration anticipated later in March. She requested direction regarding a non-resident swimmer fee and related payment procedures. Discussion followed regarding prior handling of outside memberships through Front Range Recreation, the distinction between full memberships and swim-team-only participation, and concerns raised at a recent HOA meeting. Ms. Molk clarified that swim team participants would have access only during designated swim team activities and not for general pool use.

Ms. Molk indicated that she is seeking morning practice time from 10:00 a.m. to 11:00 a.m. early in the season, potentially three or five days per week, with no home meets planned. The Board considered lane usage, impacts to resident access, and scheduling. The Board directed CRS to circulate a follow-up vote once Ms. Molk confirms whether the request will be for three or five days per week.

Director DeBrosse confirmed that the District would not be responsible for swim team equipment or operating costs, and that such expenses would be covered through team-raised funds and league arrangements. Ms. Molk confirmed. Later in the meeting, upon motion duly made and seconded by Director Bates, the Board approved a \$50 non-resident swimmer fee. The motion carried unanimously.

FINANCIAL MATTERS

- a. **Review and Approve/Ratify Payment of Claims:** Mr. Arreola-Karr reviewed the claims presented to the Board. Director Terwilligar moved to ratify and approve the claims as presented. Upon second by Director Bane, a vote was taken, and the motion carried unanimously.
- b. **Review Financial Statements:** Mr. Arreola-Karr reviewed the cash position summary dated March 4, 2026, and the unaudited financial statements for the period ending February 28, 2026. During the review, Director Noon noted discrepancies in the financial reporting and requested additional review and reconciliation by CRS and accounting. No action was taken. CRS will provide updated information for further review.
- c. **Antenna Lease Report:** Mr. Arreola-Karr reviewed the antenna lease report with the Board.

MANAGEMENT ITEMS

- a. **Manager's Report:** There was no Manager's Report.
- b. **Review Look-Ahead Schedule:** Mr. Arreola-Karr reviewed the look-ahead schedule and upcoming compliance deadlines.

DIRECTORS' REPORTS

- a. **Director Reports:** Director Bates reported on tennis and pickleball coordination, including seam repair and vendor transition. She noted windscreens will be lowered in early April and that pickleball programming is being coordinated. Director Bates made a motion to approve the purchase of a weather-resistant message board for the courts at a cost not to exceed \$125. Upon second by Director Terwilligar, the motion carried unanimously. Discussion also included providing advance notice to Aspire regarding Dumpster Days and coordinating an early-season pool readiness meeting. CRS confirmed that the Grandview High School pool membership gift certificate has been prepared and will be delivered.

INFORMATION ITEMS

a. **HOA Meeting Attendance Calendar:** The Board reviewed the HOA attendance calendar. Director Bane is scheduled for the March meeting, and Director Noon indicated he is available if needed.

OTHER BUSINESS

There was none.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:45 p.m.

Respectfully submitted,

Carlos Arreola-Karr _____

Secretary for the Meeting