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

CHAPPARAL METROPOLITAN DISTRICT

HELD TUESDAY, JULY 14, 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

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 approximately 2:02 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 as necessary.

MINUTES

Director Bane moved to approve the minutes of the regular meeting held on June 11, 2026, as presented. Upon second by Director Bates, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

Ms. Molk provided a brief update regarding the Chapparal Sea Otters swim team season. She reported that the season concluded successfully, that the applicable non-resident fees had been submitted, and that positive feedback had been received from participating families. The Board thanked Ms. Molk for her efforts and support of the community swim program.

POOL REPORT

a. **Pool Report from Front Range Recreation:** Front Range Recreation reported that Fourth of July pool operations went well and that the pool season was proceeding smoothly. The Board discussed general pool operations, staffing, pool access controls, the new heater, health and safety inspection items, and related follow-up. Front Range Recreation reported that the pool mechanical and chemical systems were operating as expected, that the new heater was performing well, and that the health department inspection had been completed without items requiring closure of the facility.
   The Board discussed follow-up items from recent inspections, including the pump room schematic, exterior backflow tag/service confirmation, exit signage, and South Metro Fire Rescue access/Knox Box items. Front Range Recreation was asked to forward the South Metro Fire Rescue report to CRS. Carlos, as CRS contact, will coordinate follow-up with Front Range Recreation and the Board as needed.
   The Board also discussed the end-of-season operating schedule, a potential weekend pool extension after Labor Day, and potential additional or replacement lounge chairs. Front Range Recreation was asked to provide related pricing and options for Board review. No formal action was taken.

FINANCIAL MATTERS

a. **Review, Ratify and Approve Payment of Claims:** Mr. Arreola-Karr reviewed the payables packet with the Board. The Board discussed certain invoice and billing questions, including ACWWA billing detail and a Home Depot credit on the InBank credit card statement. Carlos, as CRS contact, will follow up and provide additional clarification. Director Bane moved to ratify and approve the claims as presented, including current payables and electronic payments in the total amount of $89,417.40. Upon second by Director DeBrosse, a vote was taken, and the motion carried unanimously.
b. **Review and Accept Cash Position Summary and Unaudited Financial Statements:** Mr. Arreola-Karr reviewed the cash position summary dated July 6, 2026, and the unaudited financial statements for the period ending June 30, 2026. He reported current adjusted balances of $7,709 in InBank checking, $493,204 in ColoTrust Plus, and $500,913 in total adjusted balances.
   Mr. Arreola-Karr reviewed the balance sheet, revenues, expenditures, and fund balances. The Board discussed property tax collections, the Aspire accounts receivable balance, the Grant of Easement line item, the pool heater expense, and the potential budget impact of DISH Wireless non-payment. Director Bane moved to accept the cash position summary and unaudited financial statements as presented. Upon second by Director Terwilligar, a vote was taken, and the motion carried unanimously.
c. **Antenna Lease Report:** Mr. Arreola-Karr reviewed the antenna lease report with the Board and reported that the District continued to receive antenna lease revenue from the other carriers. The Board discussed the continued absence of DISH Wireless payments and the related budget impact. No formal action was taken under this item.

MANAGEMENT ITEMS

a. **Manager's Report:** There was no separate manager's report beyond the items discussed below.
b. **Review Look-Ahead Schedule:** Mr. Arreola-Karr reviewed the look-ahead schedule and noted upcoming 2027 budget timeline items, the preliminary assessed valuation deadline, and the upcoming SDA conference. The Board was reminded to notify Carlos/CRS if any additional Directors wished to attend the SDA conference.
c. **DISH Wireless Antenna Lease Update:** Mr. Arreola-Karr reviewed the DISH Wireless restructuring update with the Board. Carlos, as CRS contact, will continue monitoring the restructuring and lease payment status, compile the District's lease and payment history, track applicable deadlines, and prepare the District's claim information as needed. The Board directed CRS to include applicable DISH-related deadlines on the look-ahead schedule.

d. **Follow-up Discussion Regarding Universal Solutions CO Quotes:** The Board discussed the Universal Solutions CO quote and related pool house furnace and roof items. Director Bane moved to approve moving forward with Items 1 and 2, relating to the furnace gas valve/gas line code work and furnace service/tune-up, and to request additional information regarding Item 3 before proceeding. Upon second by Director Bates, a vote was taken, and the motion carried unanimously. Carlos, as CRS contact, was directed to coordinate with Front Range Recreation and the vendor, confirm what is necessary for Item 3 following the heater installation, and report back to the Board. Item 4 was not approved at this time.

e. **Chapparal Sea Otters Request to Bid on Pool Contract:** Mr. Arreola-Karr reviewed the request received regarding potential use of the pool for future swim programming. The Board discussed the request and confirmed that it was not interested in pursuing another year-round or after-hours swim program at this time. Ms. Molk also asked whether limited pre-season practice could be considered for the neighborhood swim team before Memorial Day. The Board asked Carlos/CRS to follow up with Front Range Recreation regarding opening procedures and timing and to bring the topic back for further discussion.

DIRECTOR'S ITEMS

a. **Director Reports:** Director Bates reported that the tennis court crack repair had been completed. Director DeBrosse provided additional background regarding a prior gas-related inspection at the pool house. Director Bane reported that the landscaping and seasonal flowers were looking good and that the landscaping vendor appeared to be working well for the District. Director Noon reported on the HOA meeting attendance calendar and noted a possible scheduling conflict with the next HOA meeting. No formal action was taken.

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

There was no other business.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 2:55 p.m.

Respectfully submitted,

Carlos Arreola-Karr

Secretary for the Meeting