

RECORD OF PROCEEDINGS

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

HELD
July 14, 2015

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on July 14, 2015, at 3:00 p.m. at South Metro Fire Station No. 42, 7230 S. Parker Road, Foxfield, Colorado. 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:

Mary Ann Neumann; Resident
Doug McCarthy; Resident
Steve Witter; General Manager - Arapahoe County Water & Wastewater Authority (ACWWA)
Kevin McBrien; Engineering Manager - ACWWA
Kurt Schlegel; Community Resource Services of Colorado, LLC (CRS)

CALL TO ORDER

Director Cornish noted that a quorum of the Board was present, and called the meeting to order at 3:02 p.m.

AGENDA

Director Lash moved to amend the agenda for today's meeting to include:

- Increase in Pool Deck Area
- Dead Tree Removal
- Tennis Court Surface Repairs
- Open / Common Space Maintenance

Upon a second by Director Cooper a vote was taken and the motion carried unanimously.

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PUBLIC COMMENT

Ms. Neumann spoke to the Directors regarding the Home Owner's Association's (HOA) decision to begin sending covenant enforcement letters to all residents that are not in compliance. She asked that the Directors consider the condition of the common space areas throughout the District, so that a letter would not have to be issued to the CMD. The Directors stated that if any District property is not in compliance with the HOA's rules and regulations, the District should be treated the same as residents and receive a notice to comply.

POOL REPORT

Gate Refurbishment: Mr. Schlegel also reported that he had received a quote for modifications to a gate at the pool to bring the facility into compliance with current life safety codes, which are enforced by the South Metro Fire Protection District. The Directors requested that Mr. Schlegel follow-up with the South Metro Inspector to see if merely leaving the gate open when the facility is occupied will suffice. Mr. Schlegel will report back at the next meeting in August.

Increase Pool Deck Area: The Directors discussed the possibility of increasing the concrete pool deck area to eliminate a dirt / mud area located on the West side of the pool. The Directors requested that Mr. Schlegel obtain a quote for this project and report back at their next meeting.

Dead Tree Removal: There are three (3) dead or dying trees located at the District pool. Mr. Schlegel was directed to contact a local arborist to obtain a quote for the removal of these trees. Mr. Schlegel will report back on this issue at the August Board meeting.

MINUTES

The Board reviewed the minutes of the regular meeting held on June 9, 2015. Director Lash moved that the Board approve the meeting minutes as presented. Upon second by Director Cooper, a vote was taken and the motion carried unanimously.

FINANCIAL/ MANAGEMENT ITEMS

Payment of Claims – Mr. Schlegel presented the July 2015 Claims for payment. After review Director Lash moved that the Board approve the claims presented for payment totaling \$17,075.28 represented by checks #3013-3025. Upon second by Director Neumann, a vote was taken and the motion carried unanimously.

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Cash Position: Mr. Schlegel presented the District's Cash Position dated June 30, 2015 and Financial Statements dated June 30, 2015. Director Lash moved to accept the cash position and financial statements as presented. Upon a second by Director Neumann, a vote was taken and the motion carried unanimously.

Investments: Mr. Schlegel reported that the Certificate of Deposit (CD) previously held with Citywide Bank has been surrendered and that the proceeds will be rolled over into a new account at US Bank. We will need at least two (2) Directors to visit a US Bank location to execute the needed signature authorizations.

Antenna Lease Payment Report: Mr. Schlegel presented the latest income report, which reflects lease payments received by the District through June 1, 2015. The total of lease payments received to date in 2015 is \$50,930.39. It was noted that AT&T is behind two (2) months in lease payments. Mr. Schlegel presented updated payment authorization forms from AT&T for signatures. These will be returned to AT&T and payments will be brought up-to-date.

Website Update: Mr. Schlegel reported to the Directors that the District's website been provisioned and he will begin work to populate the site. Mr. Schlegel will distribute the website address as soon as it is ready for public use / viewing.

DIRECTORS' ITEMS

Tennis Court: Mr. McBrien, ACWWA Engineering Manager, briefed the Directors on the status of repairs to the tennis court. There is grease seeping from cracks in the surface, which affects the quality of play and the cleanliness of the court. ACWWA's Board of Directors will be presented with two (2) options for repair, at their next meeting. Staff is recommending that both options be used to determine which will work better and last longer. Mr. Doug McCarthy spoke to the Directors about the current state of the courts and commended ACWWA representatives for their responsiveness to this issue and that he will write an article that he will submit for the HOA newsletter describing the actions ACWWA is proposing.

Mr. Steve Witter was present and asked the Directors if they had any ACWWA related issues that they wished to discuss. Mr. Witter was asked about any plans for of the above ground water

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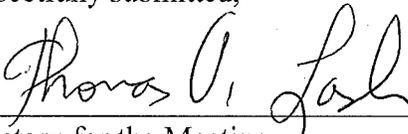
tank that is no longer in use. Mr. Witter stated that ACWWA has no plans at this time to modify or remove the tank. Mr. Witter was also asked about the above ground air vents in the parking lot. These vents are still in use but ACWWA staff will review to see if they can be modified to be less obtrusive.

HOA Meeting Items: There will be no HOA meeting in August. The next meeting is scheduled for September with Director Cornish representing the District

ADJOURNMENT

There being no further business to come before the Board, Director Neumann moved to adjourn the meeting. Upon a second by Director Cooper a vote was taken and the motion carried unanimously. The meeting was adjourned at 4:25 p.m.

Respectfully submitted,


Secretary for the Meeting