

RECORD OF PROCEEDINGS

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

HELD
December 8, 2015

A regular meeting of the Board of Directors of the Chapparral Metropolitan District was held on December 8, 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
Tom Lash; Secretary/Treasurer
James Neumann; Assistant Secretary
Steve Cooper; Assistant Secretary

Also in attendance were:

Ms. Roylane Sellers; Resident and Chapparral Home Owner's Association (HOA) Board President
Kurt Schlegel; Community Resource Services of Colorado, LLC

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 Weaver moved to accept the Agenda as presented. Upon a second by Director Lash, a vote was taken and the motion carried unanimously.

PUBLIC COMMENT:

Ms. Roylane Sellers briefed the Directors on her background and how she came to be involved with the Chapparral HOA. Ms. Sellers expressed her desire and goal to work together with the Chapparral Metropolitan District's (CMD) Directors. Items of interest include:

- CMD Budget and Finances
- Street Lights / Lighting
- Adjacent residential / commercial (i.e. King's Point)
- Arapahoe Road Entryways

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Ms. Sellers would also like to see a monthly HOA newsletter article submitted by the CMD to educate the residents on District roles and responsibilities

PREVIOUS MEETING MINUTES:

The Board reviewed the minutes of the regular meeting held on November 10, 2015. After review of the DRAFT minutes Director Lash moved that the Board approve the meeting minutes as presented. Upon second by Director Neumann, a vote was taken and the motion carried unanimously.

FINANCIAL/ MANAGEMENT ITEMS:

Payment of Claims – Mr. Schlegel presented the December, 2015 Claims for payment. After review Director Lash moved that the Board approve the claims presented for payment totaling \$4,700.82 represented by checks #3083-3095. Upon second by Director Cornish, a vote was taken and the motion carried unanimously.

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

Pool Management Contract for 2016: Mr. Schlegel presented a proposed pool management agreement, received from "Front Range Recreation" for consideration. Director Neumann moved that the Board table the consideration of this agreement until the January, 2016 business meeting. Upon a second by Director Cooper, a vote was taken and the motion carried unanimously.

Tree Spraying Agreement for 2016: Mr. Schlegel presented a proposed tree spraying agreement for 2016 with "Fit Turf" for consideration. The Directors requested that Mr. Schlegel contact the firm to request an updated quote for services since several trees at the pool / recreation center have been removed this past fall. Director Neumann moved that the Board table the consideration of this agreement until the January, 2016 business meeting. Upon a second by Director Cooper, a vote was taken and the motion carried unanimously.

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Tennis Court Maintenance Contract for 2016: Mr. Schlegel presented a proposed agreement from Game-Set-Match to provide tennis court cleaning and maintenance services in 2016. The Directors requested that Mr. Schlegel contact the firm to request an updated quote for services since the Arapahoe County Water and Wastewater Authority (ACWWA) has requested that the courts not be power washed pending the results of surface sealing techniques implemented this past fall. Director Neumann moved that the Board table the consideration of this agreement until the January, 2016 business meeting. Upon a second by Director Cooper, a vote was taken and the motion carried unanimously.

Antenna Lease Payment Report: Mr. Schlegel presented the latest income report, which reflects cellular antenna lease payments received by the District through November 4, 2015. The total of lease payments received to date in 2015 is \$114,757.89, which includes a lease termination payment of \$20,000 from Cricket Wireless.

DIRECTORS' ITEMS:

Director Lash stated that he and Mr. Schlegel met with Mr. Ken Brunk on Friday – 4 December to discuss the 2016 Budget. The meeting went well and Mr. Brunk stated that he was pleased with the way the District's finances were being handled by the Board of Directors.

HOA Meeting Items: The next HOA meeting will be held on the second Monday (12/14/2015) in December and Director Cooper is scheduled to attend to represent the CMD.

EXECUTIVE SESSION:

Pursuant to C.R.S. § 24-6-402(4)(b) Director Lash moved that the Board convene an Executive Session To Discuss Potential Contract Issues. Upon a second by Director Weaver, the room was cleared of the public and the Board entered into Executive Session at 4:08 p.m.

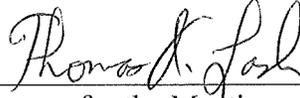
At approximately 4:23 p.m. Director Lash moved that the Board terminate the Executive Session and return to General Session. Upon a second by Director Weaver, a vote was taken and the Executive Session was closed.

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ADJOURNMENT

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

Respectfully submitted,



Secretary for the Meeting