



**Chateau Chaparral  
Owners Association**  
10795 CR 197-A  
Nathrop, CO 81236  
(719) 395-8282



Board Members

President – Ben Althoff #153, 163, 221  
Vice President – Jody Juneau #96, 119, 228,229  
Secretary – Kay Jenkins #40, 244, 246  
At Large – Pete Neff #99

Board Members

At Large – Jim Schmidt, #30, 54  
At Large – Bobby Gulley, #251  
At Large – Jack Couch #128

**Board of Managers Meeting Minutes  
November 16, 2023, 1:00 p.m.**

**Call to Order**

Ben started the meeting at 1:01 p.m.

**Roll Call**

Present: Ben Althoff, Jody Juneau, Kay Jenkins, Jim Schmidt,  
Jack Couch, Pete Neff, Bobby Gulley  
Also Present: Colee Kindall, Denise Knapp

**Approval of minutes**

Motion by Jim to approve the 11/2/23 Board Meeting Minutes.  
Seconded and passed.

**Manager's report**

Colee Kindall reported.  
Compliance issue(s) cured letters will be mailed this week.  
Colee will email Members to make sure their SDCEA pedestal outlets are functioning. A combination lock for the icemaker room will be installed, and the security camera installation is almost completed.

Bobby Gulley volunteered for Neighbors Helping Neighbors.

**Treasurer's report**

Denise Knapp reported.

Arrears Accounts as of November 8, 2023

11 unpaid fines  
2 payment plans in place  
1 late fees and/or special postage fees  
1 late payment of trenching charges  
1 account turned over to the CCOA attorney for collection

Bank Account Balances as of November 16, 2023

General Operational Account	62,823.19
Sewer Account	81,039.16
Social Committee Fund	2,508.19
Contingency Account	64,549.00

Money Market Reserve	86,817.06
Debt Service Reserve	77,920.50
Asset Replacement Reserve	43,330.00

Jim moved to vote to reallocate funds from the Water System Repair line item to the Sewer System Repair and Maintenance, (\$4,000), and to Insurance, (\$3,470).  
Seconded and approved.

Denise summarized her investigation into making electronic payments to CCOA using credit cards, Zelle, or Venmo. She concluded that none of those payment methods are feasible, and owners who wish to pay electronically can use their bank's online bill pay.

Genesis was able to reconcile the September bank statement, and the 3rd Quarter financial statements are ready to be posted. Denise doesn't know what the problem was.

### **ONGOING BUSINESS**

Ben will arrange a meeting with Derek so information about the backflow valves is accurate, before moving forward. Concerns included; inconsistent information about the legality of having them off in the winter, inconsistent information about when they were on from Nov. 2022 through late Oct., 2023, and why so many hydrants were full of water on Fri., Oct. 27, 2023.

Rental requirement questions will be asked at a meeting with David Firmin where everyone can hear his responses. The importance of involving the CCOA Membership in the creation of rent regulations was emphasized.

Motion by Bobby to form a Condominium Declaration Committee.  
Seconded and passed.

Motion by Kay to approve Jim Schmidt as the liaison to the Condominium Declaration Committee.  
Seconded and passed.

Motion by Kay to approve Joanie McCoard, Pete Neff, Martha Gallagher, and Kay Jenkins as Condominium Declaration Committee members.  
Seconded and passed.

### **NEW BUSINESS**

Pete will be attending Board Meetings.

Motion by Kay to approve Bobby Gulley as the Architectural Committee Liaison.  
Seconded and passed.

Motion by Kay to approve Ben Althoff as an Architectural Committee Member.  
Seconded and passed.

### **MEMBERSHIP COMMENTS/QUESTIONS**

There weren't any comments or questions.

**Next Meeting: Thursday, November 30, 2023, 1:00 p.m.**

**Executive session, non-payment**

Motion by Jim to approve the decision made in executive session.

**Adjournment**

Ben ended the meeting at 2:33 p.m.

**Secretary's Certificate**

I certify that the foregoing is a true and correct copy of the minutes approved by the CCOA Board of Managers.

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Kay Jenkins, Secretary