



Chateau Chaparral Owners Association

10795 CR 197-A
Nathrop, CO 81236
(719) 395-8282



Board Members

President – Joanie McCord #143
Vice President – Jeffrey (Oso) Kennison #97
Secretary – Jody Juneau #96, 119, 228,229
Treasurer – Pete Neff #99

Board Members

At Large – Marilyn Laverty #184
At Large – Kay Jenkins #40, 244, 246
At Large – Ben Althoff #153, 163, 221

Our Maxim: Each owner should endeavor to promote the common good and strive to assist CCOA towards improvement.

Board of Directors Minutes of Regular Meeting January 26, 2023, 1 pm

CALL TO ORDER

President Joan McCord called the meeting to order at 2:01 p.m.

ROLL CALL

Board members in attendance:

Joanie McCord- President
 Oso Kennison- Vice President
 Jody Juneau - Secretary
 Pete Neff - Treasurer
 Ben Althoff - At Large
 Marilyn Laverty- At Large
 Kay Jenkins- At Large

Also attending as the Treasurer/Office Manager, Denise Knapp, Lot 46, and Colee Kindall as CCOA Manager.

DISCUSSION/QUESTIONS - Each resident present may express their concerns for up to three (3) minutes. A member of the board may give a brief response. Speakers must observe proper behavior and rules of decorum.

APPROVAL OF MINUTES

The minutes of the December 15, 2022, meeting were approved as submitted. 6 yea, Kay nay.

PRESIDENT’S MESSAGE: Joan McCord informed the membership that last December we did Colee’s review and she met all of her achievement objectives and received a very

positive review. Her contract was extended for another year and she will henceforth have annual performance reviews. Her salary was increased in accordance with budgeted funds.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of Thursday, January 26, 2023:

- 1 payment plan in place
- 1 account turned over to the CCOA attorney for collection
- 1 late electric
- 2 unpaid fines

Bank Account Balances (as of the close of business Wednesday, January 25, 2023)

- o Money Market \$ 86,370.23
- o General Fund \$ 137,379.85
- o Sewer/Construction Account \$ 55,289.89
- o Debt Service Reserve \$ 69,996.50
- o Asset Replacement \$ 38,997.00
- o Kitchen/Social \$ 2,651.34
- o Contingency Funds \$ 49,760.00

Manager's Report:

Colee Kindall gave the Manager's Report as follows:

Colee informed the membership that another water leak was discovered. This was at lot 237. Tikon, our maintenance person, began digging after 811 was called. Today she will be sending out 3rd warning letters regarding compliance. The security cameras were received and will be installed in the next week or so.

She has obtained two bids for the Washington Street project. It has been difficult to obtain a third bid. Several companies have been contacted but have not returned her calls. She will continue to try to obtain a third bid. She will be meeting on January 31 with a grant writer to research grant opportunities for our water and sewer system.

Tikon will go around the park and note hydrants that are bent and perhaps leaking. Colee called Clear Design and they walked her through repairing one washer, but another broke, leaving us with two working washing machines. The board, after reviewing her multiple estimates on an additional washer advised Colee to obtain one new top-loading washer.

UNFINISHED BUSINESS

1. Vote to ratify the e-vote on approval of a payment plan grace period for one lot owner. Motion made by Ben, seconded by Oso. No discussion from the board or audience. Passed unanimously.

NEW BUSINESS

1. Vote to pay the 0.45% of the Family Leave Act for Chateau employees. Motion made by Pete, seconded by Jody. Discussion centered around changing the motion to read that this item is revisited on a yearly basis. A move was made to amend the motion to state: "Vote to pay the 0.45% of the Family Leave Act for Chateau employees to be revisited annually or until the hiring of a 10th employee".

Motion made by Pete, seconded by Oso. No discussion from the board or audience. Passed unanimously.

2. Vote to approve line item revisions to the 2023 budget. Motion made by Jody, seconded by Oso. Discussion revolved around Kay requesting the P&L as well as budget sheets before she would approve the revisions to the budget. Motion passed 6 years, Kay abstained.

3. Vote to redeem (pay the taxes) on lot 210. The property has to be redeemed before we can proceed with foreclosure. Jody moved that CCOA, being a lien holder, pay all back taxes and associated fees required to redeem the property located at 10795 CR 197A, Nathrop, Colorado, lot 210, presently owned by Mr. Bradley Bucholz of 13631 E. Marina Drive, #510, Aurora, Colorado, and enable CCOA to proceed with foreclosure actions. Seconded by Oso. No discussion from the board or audience. Passed unanimously.

4. Vote to foreclose on lot 210 once the property has been redeemed. Jody moved that as Mr. Bradley Bucholz of 13631 E. Marina Drive, #510, Aurora, Colorado has not responded to the settlement offer put forth on January 6, 2023, by Altitude Law on behalf of CCAO to resolve the delinquent account for Bucholz's property located at 10795 CR 197A, Nathrop, Colorado, lot 210, CCOA proceeds with the foreclosure process. Seconded by Pete. No discussion from the board or audience. Passed unanimously.

5. Vote to have heat tape added to winter water requirements. Motion made by Ben, seconded by Jody. No discussion from the board or audience. Passed unanimously.

Presentation by Carol Farren of the Building and Grounds Committee regarding the

emergency exit:

Carol informed the board and audience that in speaking to Chief Bertram he suggested that we have a second exit in the event of a fire or other emergency. Carol and Jody drove throughout Chateau and on the other side of the railroad tracks to determine where this might happen. Carol has been in contact with property owners on the northern end of the park. She contacted John and Bobbie Norman who were agreeable, but their property sold in December. She spoke to Sandra Shannon but she was not agreeable to offering access for a second exit on her property. She contacted Mr. McMurry who owns a ranch with access to highway 285. They are willing to grant access in case of an emergency.

Carol stated that we still need access to a small piece of property in the northern area of the park to connect to the McMurry ranch. This property is owned by three owners. Lonnie owns $\frac{1}{4}$, the timeshare owns $\frac{1}{2}$, and another owner owns $\frac{1}{4}$. That property would give direct access to the McMurry land. Carol will contact Lonnie to obtain information about the other owners and their interest in providing Chateau access in the event of an emergency.

NEXT MEETING DATE: TBA

Discussion: An audience member brought up the problems concerning teenagers building a fire on the other side of the bridge and vandalism issues. Since there is no direct proof of who committed the vandalism, nothing can be done at this time. Oso and Ben volunteered to teach the boys how to build a safe, legal fire.

Adjournment

There being no further business to discuss, Joan McCord adjourned the meeting at 3:40 pm.

SECRETARY'S CERTIFICATE

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

Jody Juneau, Secretary

Date