



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 May 19, 2023, 1 p.m.

CALL TO ORDER

President Joan McCord called the meeting to order at 1:03 p.m.

ROLL CALL

Board members in attendance:

Joanie McCord- President
 Oso Kennison- Vice President (arrived late at 1:45)
 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, 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

MOTION by Jody: Move that the board shall approve the minutes of the April 20, 2023, board meeting. Seconded and passed.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of May 9, 2023:

- 1 account turned over to the CCOA attorney for collection
- 0 unpaid fines
- 1 payment plan in place & 1 awaiting signatures
- 12 past due assessments
- 4 late fees and/or special postage fees

All funds have been transferred to the appropriate designated accounts from the general fund.

Bank Account Balances (as of May 19, 2023)

- o Money Market \$ 86,489.54
- o General Fund \$ 138,415.15
- o Sewer/Construction Account \$ 124,972.28
- o Debt Service Reserve \$ 77,920.50
- o Asset Replacement \$ 43,330.00
- o Kitchen/Social \$ 2,651.34
- o Contingency Funds \$ 64,549.00

Manager's Report:

Colee Kindall gave the Manager's Report as follows: The three leaks that had been being pursued by Derek have been found. They were near lot 254, the Tract G hydrant, and another lot with a split hydrant. The target date for the completion of the security camera installation is June. We are waiting on one more estimate for the project on Washington Street.

NEW BUSINESS

1. MOTION by Jody: Move that the board shall approve the executive session item requested by an owner. Seconded and tied. Dissenting: Pete, Kay, Joanie. (Oso had not arrived yet)
2. MOTION by Ben: Move to approve the 2023 ballot and solicitation documents. Seconded and passed. Dissenting: Kay
3. MOTION by Kay: Move to approve Martha Gallagher for the Building and Grounds Committee. Seconded and passed without dissent.

NEXT MEETING DATE. The next monthly Board meeting is scheduled for May 27, 2023, at 10:00 a.m.

Executive Session

The Board met in Executive Session on May 19, 2023, at 1:31 pm.

The Executive Session ended at 1:45 p.m.

The Board re-adjourned at 1:45 p.m.

1. MOTION by Jody: Move that the board shall approve the executive session item requested by an owner. Seconded and did not pass. Dissenting: Pete, Oso, Kay, Joanie.

Adjournment

There being no further business to discuss, Joan McCord adjourned the meeting at 1:52 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