



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
Treasurer – Pete Neff #99

Board Members

At Large – Marilyn Laverty #184
At Large – Jack Couch #128
At Large –

Board of Managers Meeting Minutes July 24, 2023, 1:00 p.m.

Call to Order

Ben started the meeting at 1:02 p.m.

Roll Call

Present: Ben Althoff, Jody Juneau, Pete Neff, Kay Jenkins, Jeffrey Oso Kennison
Absent: Marilyn Laverty, Jack Couch
Also Present: Colee Kindall, Denise Knapp

Approval of minutes

Motion by Jody, move to approve the 6/26/23 Board Meeting Minutes.
Seconded and passed.

Manager's report

Colee Kindall reported.

The vacuum breaker placements are about half-way done.

Colee requested a timeframe gap for 2nd RV guests returning after leaving, the Board's consent to sell the Association's truck-bed-trailer, and the legality of separating one lot into two. The Board will reply to the first two questions later, and said no to the division of one lot into two.

Treasurer's report

Pete Neff reported.

as of July 24, 2023,

1 account - with attorney for collections
0 unpaid fines
2 payment plans in place
2 past due assessments
1 late fee and/or special postage fee

CCOA Accounts, Funds, and Reserve Accounts

General Operational Account	118,718.89
Sewer Account	105,560.27
Social Committee Fund	2,290.56
Contingency Account	64,549.00
Money Market Reserve	86,601.54
Debt Service Reserve	77,950.50
Asset Replacement Reserve	43,330.00

Water and wastewater projects

Information about lots with winter water, bent hydrants, and hydrants which need repair is being gathered and recorded. One mainline valve, #19, has been replaced. Washington Street project currently has four bids. A galvanized pipe survey requires identifying material of winter water owner's pipes.

Proposed 2023 Budget revisions

Motion by Jody, move to approve 7/24/23 revisions to 2023 Budget.
Seconded and passed, Kay abstained

Proposed 2024 Budget

Motion by Jody, move to accept proposed 2024 Budget.
Seconded and passed, Kay abstained

Vote to ratify E-vote for purchase of golf cart

Motion by Jody, move to ratify e-vote for purchase of a golf cart.
Seconded and passed.

Vote to release David Firmin opinion about changing the Bylaws

Motion by Jody, move to release David Firmin's opinion about changing the Bylaws.
Seconded and passed.

Vote to approve new winter water requirements

Vote to approve new water policy

Both votes are tabled until Jody emails David Firmin to request an opinion about Condominium Declaration Article XIV, and his opinion is received.

Vote to match ice machine donations, up to \$1,000

Motion by Jody, move to match ice machine donations for up to \$1,000.
Seconded and passed.

MEMBERSHIP COMMENTS/QUESTIONS

Questions were raised about vacuum breaker procedures, and several Members donated money for a new ice machine.

Dan Mills, Lot 37, requested moving towards a resolution for two issues;

1) Vehicle registration.

Ben will send an email.

2) Water hydrant and width of New Mexico

Kay and Troy, (Arch Com), will meet with Dan to assess the situation and report back to the Board.

Next Meeting: Monday, August 7, 2023, 1:00 p.m.

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.

Kay Jenkins, Secretary