



**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

**General Membership Budget Ratification Meeting
September 2, 2023, 10:00 a.m., Lodge**

Ben started the meeting at 10:03 a.m.

Denise presented the 2024 Budget

The 2024 Budget was declared ratified because there were fewer than 154 members in attendance, therefore impossible to veto.

Ben ended the meeting at 10:11 a.m.

General Membership Meeting

Ben started the meeting at 10:12 a.m.

Roll Call

Present: Ben Althoff, Jody Juneau, Kay Jenkins, Jim Schmidt,
Bobby Gulley

Absent: Pete Neff, Jack Couch

Also Present: Colee Kindall, Denise Knapp

Bobby Gulley verified a quorum of 45 people

Approval of minutes

Motion by Jim to approve the 7/1/23 General Membership Meeting Minutes.

Seconded and passed.

President Ben Althoff gave a brief message of thanks for Chateau Chaparral, "Heaven on Earth", and the many volunteers who help CC.

Manager's report

Colee Kindall reported.

The vacuum breakers have all been installed and will remain on the hydrants during the winter, pending authorization by the Board of Managers. The water and sewer inventory has been completed and grant possibilities are being explored. Future projects include painting the south side of the lodge and remodeling the lodge men's bathroom.

Cecilia LaFrance gave a presentation about Buena Vista Library's plans for expansion.

Treasurer's report

Denise Knapp reported.

Arrears Accounts as of September 1, 2023

- 1 account turned over to the CCOA attorney for collection
- 11 unpaid fines
- 2 payment plans in place
- 1 past due assessments
- 1 late fees and/or special postage fees

Bank Account Balances as of September 1, 2023

General Operational Account	104,202.34
Sewer Account	98,422.70
Social Committee Fund	2,290.56
Contingency Account	64,549.00
Money Market Reserve	86,708.34
Debt Service Reserve	77,920.50
Asset Replacement Reserve	43,330.00

A lawsuit to foreclose can cost as much as \$10,000.
Denise will look into higher yielding money market account options.

New Business

Motion by Jody to approve adding Joanie McCoard to the Bylaws Committee

Seconded and passed

Motion by Ben to approve Jody Juneau as the Treasurer Without Portfolio

Seconded and passed.

Motion by Ben to approve adding David Schmidt to the Architectural Committee

Seconded and passed.

Committee reports

Committee Chairs Jerri Munson, (Social Committee), Carol Farren, (Building and Grounds), and Denise Knapp, (Finance) all thanked their volunteer committee members.

Chateau Chaparral's 2023 Firewise designation allows us to apply for fire mitigation grants.

Membership comments/questions

New Board members Bobby Gulley, Jim Schmidt, and Jack Couch were asked to introduce themselves.

Comments included; lawyer's opinions about general common elements should be voted upon by the membership, and compliance violations need to be clarified.

Next General Membership Meeting: to be announced

Executive session, compliance issue

Adjournment

Ben ended the meeting at 12:05 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