




CHATEAU CHAPARRAL GENERAL MEMBERSHIP MEETING

May 27, 2023

- 
- **Call to Order**
 - **Appoint Sergeant at Arms**
 - **Pledge of Allegiance**
 - **Moment of Remembrance**
 - **Roll Call**
 - **Verify Quorum**
 - **New Member Recognition**

HOME OWNER FORUM

- **Questions, Comments, Concerns** - Each resident who signed up to speak 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

- **Approval of September 3, 2022, General Membership Meeting Minutes**
- **Approval of September 3, 2022, General Membership Budget Ratification Meeting Minutes**

President's Message



Thank you Karen Langtry for sharing the moose picture taken recently in the meadows.



Manager's Report



Hydrant Vacuum Breakers

CCOA will be putting them on and taking them off.
On: before April 15 Off: by Nov 1.

It is recommended that you do not use your hydrant from November 2 – April 14th to prevent cracking or freeze damage in the hydrant.

Maintenance will be installing them beginning next week. If you would like to volunteer to help please let the office know.

Manager's Report (cont.)

- ❑ Washington Street Project
 - ❑ Pending possible grant assistance (available funds vs. amount needed)
- ❑ Colorado State Lead/Copper Detection Report due by 2024
 - ❑ Combined detection with Washington St. Project

Manager's Report (cont.)

□ Auto Restart Programming

Auto Restart may be possible with technical support programming using our existing equipment instead of buying new equipment.

□ Sewer Station Cover

- ▣ Engineering Estimates are pending.
- ▣ Acquired three bids for construction of the building
- ▣ Memberships' review and vote

BEST PRACTICES TO MAINTAIN A HEALTHY SEWER SYSTEM

GOOD SEWER SYSTEM PRACTICES	DO NOT FLUSH
Use Single-Ply Toilet Tissue If RV toilet, flush a gallon of water after each use.	Feminine Hygiene Products Wet Wipes Cigarette Butts Paper Towels Napkins Birth Control Oil or Hot Grease

Manager's Report

The Fire Department has offered us a **Firecamp Day** for community cleanup on **July 15th**. Firefighter trainees will be on site to help owners clean up their lots.

This includes mitigation and general cleanup.

There will be a sign up sheet in the Lodge.

Email the office at ccoassn@gmail.com to request help on this day.

Manager's Report

Chaffee County Fire Protection District has trailers available for all landowners who want to reduce the threat of wildfire on their property.

Call 719-395-6545 and the district will drop off a trailer for you to fill with wood slash and then they return and haul it away. The cost is \$50 for residents in the fire district and \$75 for those located outside the district.

Chaffee Chips

- Chaffee Chips empowers community members to create defensible space around their homes by coordinating neighborhood slash removal and chipping services.
- The program is offered by Envision Forest Health Council partners to reduce the threat of wildfire in Chaffee County.

CHAFFEE CHIPS PROGRAM DATES

□ **When: Wednesday, July 19th**

Time: 8:00 AM

Date you must have your lot debris collected and placed on your lot by:

□ **Tuesday, July 18th, 2023**

Chaffee Chips (cont.)

- ❑ **Your slash piles must be registered by Sunday 7/16/2023.**
- ❑ **You must register your lot's slash pile no later than Sunday, July 16th.**

<https://envisionchaffeecounty.org/chaffee-chips/>

CHAFFEE CHIPS (cont.)

- This is the time to trim your dead tree branches and cut down dead trees without the cost of haul away and waste management fees.

Chaffee Chips (cont.)

- There are several arborists and landscapers that advertise their services in our area. If you hire help, please advise them of the rules of Chateau Chaparral.

Chaffee Chips (cont.)

- **Help us help you by following a few rules:**
- **Slash is not trash!**
- ✓ Trees, tree branches, small logs, brush cut away from root mass
- X No logs/branches with a diameter greater than 6 inches
- X No logs/branches longer than 10 feet
- X No construction, building or other manmade materials

Chaffee Chips (cont.)

- ❑ **X** No lumber, fence posts or signs
- ❑ **X** No roots, root wads, stumps or anything that grows below the soil
- ❑ **X** No materials that contain dirt, sand, gravel or rocks
- ❑ **X** No materials that contain metal (nails, screws, fencing), string or other man-made materials
- ❑ **X** No herbaceous material (leaves, weeds, bushes)

Chaffee Chips (cont.)

- **Making the PERFECT pile**
- No bigger than 5 feet high x 10 feet deep x 7 feet long
- Stack branches parallel to the road
- No “rats” nests!
- Pile within 5 feet of road/driveway but not in drainage ditches or under overhanging trees. Pile on ground unobstructed by large rocks, retaining walls, address signs, etc.

Chaffee Chips (cont.)



- ❑ Do not impede traffic
- ❑ Piles must be accessible with adequate turnaround space for a truck/trailer
- ❑ Limit your piles to 7 per property

Clean Up Schedule

- **June 20th**

- Roll off arrives until filled

- **July 15th**

- Firefighter Cleanup Day

- Slash and trash

- **July 19th**

- Chaffee Chips (your slash piles must be ready by the 18th)

Social Calendar

- Tuesday - Happy Hour at 4 pm behind the lodge (adults only)
- Wednesday - Pot Luck 5 pm Social Hour, 6 pm eat.
- Saturday - Bingo 7 pm in the lodge
- Sunday - Games 2 pm in the lodge (Starts next Sunday)
- First Sunday of each month – Bonfire & Smores (time pending)
- Other upcoming activities include:
- Community Garage Sale: Saturday, June 24, 8 am to 1 pm.
- BBQ and Music - Saturday, July 1, 1 pm to 4 pm, Matt will play music
- BBQ and Music - Saturday, September 2, 1 pm to 4 pm, Jamie will play music

Compliance

- **Compliance – Friday, June 1st inspection**
 - **Please review the rules and regulations**
 - **Warning letters mailed on Friday, June 2**
 - **30 days warning to cure lot to avoid fines**
 - **If not cured, lot will be re-inspected**
 - **Each month lot is not cured, fines apply**
 - **After 120 days, if lot isn't cured, legal action**

Treasurer's Report

Arrears Accounts as of May 26, 2023:

- 1 → account turned over to the CCOA attorney for collection
- 0 → unpaid fines
- 2 → payment plans in place & 1 awaiting signatures
- 5 → past due assessments
- 3 → late fees and/or special postage fees

•Bank Account Balances (as of May 26, 2023)

•Money Market	\$ 86,489.54
•General Fund	\$ 139,333.42
•Sewer/Construction Account	\$ 122,794.89
•Debt Service Reserve	\$ 77,920.50
•Asset Replacement	\$ 43,330.00
•Kitchen/Social	\$ 2,651.34
•Contingency Funds	\$ 64,549.00

Recent property valuations did not change the Property Taxes on the common property owned by CCOA.

2023 Q1 financial documents are posted to the website.

New Business

1. Barbara Edwards of the Elections Committee will introduce board member candidates:

Jody Juneau

Ben Althoff

Jack Couch

2. Explanation of the Bylaws Amendment Petition

Jody

Committee Reports

- Architectural - Oso
- Capital Expenditures – Marilyn
- Building & Grounds - Barbara
- Bylaws - Ellie
- Social - Jody
- Finance - Denise
- Elections/Nominations - Barbara

Reminders

Lot Rentals & Guests

- Owner must fill out paper work & submit to office **3 days in advance of arrival**
- Architectural Committee approval is needed for unit placement on lot

Reminders cont'.

Roll off will be available June 20th

- Please check the signage on the roll-off before tossing items in
- Do not over-fill the roll-off.
- If an item will fit in a regular trash dumpster, use it. Save the roll-off for items that will not go into the smaller dumpster.

Reminders (cont'.)

- Pets must be under control by means of a leash or fence at all times. Warning letter, after that the fine is \$100.00 per occurrence
 - ▣ Remember to pick up after your pets.
- Speed Limit 10 MPH
- Golf Carts:
 - ▣ Unlicensed drivers are not to operate golf carts, ATVs, motorbikes, electric bikes and traveling devices or any other motorized vehicle unless accompanied in/on the vehicle by an adult.

Reminders (cont.)

- Please don't forget to pick up your reflective lot sign if you ordered one last year.
- Lots with reflective signs in the office.
- You can still order reflective signs with the office.

169	37
203	253
78	171
204	205
206	207
93	92
171	186
129	

General Questions



Adjournment - Closing Comments

- ❑ Return name tags
- ❑ Please recycle any unwanted paper in the box provided.
- ❑ Help setting the Lodge tables & chairs back up for Bingo will be appreciated.