



CHATEAU CHAPARRAL
GENERAL MEMBERSHIP
MEETING

September 2, 2023

Budget Vote

Budget Ratification Process:

- Proposed budget was delivered to Membership with September meeting notification
- Budget will be ratified at September meeting unless vetoed by a majority of all owners
- A quorum need not be established for the ratification process to be valid
- If the budget is vetoed, the last approved/ratified budget remains in place until a new budget is ratified

General Membership

□ Budget

Ratification Meeting

- ▣ Ratify the 2024 Chateau Chaparral Budget
- ▣ Adjournment

Agenda

- **Call to Order**
- **Appoint Sergeant at Arms**
- **Pledge of Allegiance**
- **Moment of Remembrance**
- **Roll Call**
- **Verify Quorum**
- **New Member Recognition**
- **Approval of 7/1/2023 General Membership Minutes**

President's Message – Ben Althoff



Manager's Report

- Chaffee County Library
 - Presented by Cam and Linda

Manager's Report

- Water Projects Completed and Pending:
 - Vacuum Breaker process
 - Water and Sewer Asset Inventory
 - Hydrant status (24 broken, 2 fixed, 22 more)
 - Winter Water Installations so far (214 currently installed)
 - Replacement parts, values, estimated lifespan of equipment
 - CRWA (Colorado Rural Water Association)
 - Winter Water Installation application and requirements online
 - Vacuum Breakers status and future plan

Grant Possibilities & Options

- CDPHE (Colorado Dept. Public Health)
- Colorado Water Conservation Board
 - Raw Water Grants (if the South well does not produce after shock treatment(25% \$ match required)
 - Water Plan Funding Categories (upgrades to our system)
- USDA
 - We can ask for a forgiveness of our current sewer loan
 - We can apply for a 80%grant/20%loan program for our water system once the engineering is done

Volunteers Needed



Maintenance and Cleaning positions available.

- Let us know if you have any time to help out until we are able to find new employees. Each position is not high pay, low hours and no benefits. We go through employees quickly as other opportunities arise for them to make more money.

Volunteers & Skills Needed

- General Handyman skills
- Cleaning
- Backhoe & Tractor drivers to help if water leak detection is necessary
- 1 day per week cleaning out the sewer screen
- Painting
- Remodeling the Men's Lodge BH
- Bridge plank oiling, and installation of new treads
- Landscaping and watering

Thank you Board of Managers



Each board of manager has a special skill and asset to offer our community.

From making daily decisions, interacting with the owners, communications, supporting staff, being liaisons to committees and much more.

Thank you to all who have volunteered here in the past and currently.

We appreciate you!

Winter Projects

Volunteers & Bids Accepted

- Bridge plank (treads) replacement (all winter)
- Painting Lodge and Oregon Bathhouses (Spring)
- Lead Copper Detection project (11/2023)
- Painting and revising the Office (12/2023)
- Remodeling the Men's lodge BH (asap)
- Thanksgiving gathering (we need helpers)
- Fire Mitigation (all winter)

Fire Camp & Mitigation Results

- Program was not what we thought it was going to be.
- They completed 4 lots and Chaffee Chips removed most of the slash piles.
- Extension of Compliance regarding Fire Mitigation will be due on September 5th, 2024. This gives you one year to take care of fire mitigation compliance.
- On September 26, 2023 there will be the second inspection and a fine of \$200.00 if the lot has not been cured.
- If you have already cured please take a picture and email: ccoassn@gmail.com

Compliance

- Each year it is getting better. Compliance can happen at any time from Owners as well. Forms are by the office.
- Timing of compliance
 - ▣ Compliance inspection check: June 10, 2024
 - ▣ Please read the rules and regulations section:
 - Section J. General
 - Weeds
 - Painted structures
 - Neat appearance
 - Items not used for over 30 days
 - Curing: Send picture of cures to: ccoassn@gmail.com

Water Decree

- ▣ We have added our decree to [chateauchaparral.com](http://www.chateauchaparral.com) under documents and forms:

http://www.chateauchaparral.com/WATER_DEGREE_1994.PDF

- ▣ Our daily allocation for water consumption is 60 gallons per living unit.

Please be aware of your water consumption.

New Documents Online

The screenshot shows a web browser window with the URL chateauchaparral.com/Committee-Reports-9-09.html. The page title is "CHATEAU CHAPARRAL OWNERS' ASSOCIATION". Below the title, it says "Click on the information you want to view." The page features a navigation menu on the left and a main content area with several document links.

CHATEAU CHAPARRAL OWNERS' ASSOCIATION

Click on the information you want to view.

Committee Descriptions & Guidelines

- 2023 Elections Committee Report
- 2023 Capital Expenditures Committee Strategic Plan
- 7.1.23 Building & Grounds Report
- 2023 Capital Expenditures Committee Improvements & Grants
- 6.29.23 Chaffee County Meeting Notes
- 2023 Capital Expenditures Committee Master Plan

CCOA COMMITTEES
(* denotes chairpersons)

Navigation Menu:

- Home
- Governing Documents & Forms
- Minutes
- B of M Nomination Form
- Budget & Financial Statements
- Environment & Communities

Taskbar:

- ADNotificationManager.exe - Entry Point Not Found
- 6:38 PM 8/31/2023

New Committee Appointments

- Jeff Parman (Architectural Committee)
- Grant Gohler (Architectural Committee)
- Jim Schmidt (Architectural Committee)
- Joanie McCord (Bylaws Committee)

Ice Machine Update

- We ordered a new ice machine and it was delivered with a manufacturer defect
- It was picked up by Home Depot 9/1/23
- It takes 5 days for our account to be credited
- Reorder will happen approximately 9/6/23
- New ice machine will be here approximately by 9/14/23.
- We will keep it open later since it took so long to get here (Estimated close date 11/1)

Ice Machine Ordered

25 in. Stainless-Steel Commercial Ice Maker with Full Cube Production, 418 Lbs/24h By Koolmore: To be delivered approximately by 7/14/23

The screenshot shows a web browser window displaying a product page for a Koolmore 25 in. Stainless-Steel Commercial Ice Maker. The browser's address bar shows the URL: [homedepot.com/p/Koolmore-25-in-Stainless-Steel-Commercial-Ice-Maker-with-Full-Cube-Production-418-Lbs-24h-KM-CIM-40...](https://www.homedepot.com/p/Koolmore-25-in-Stainless-Steel-Commercial-Ice-Maker-with-Full-Cube-Production-418-Lbs-24h-KM-CIM-40...). The page features a large image of the ice maker with its top door open, revealing a bin filled with ice cubes. To the right of the main image is a grid of smaller product images, with the first image in the bottom row highlighted by an orange border. The text on the page includes "with Full Cube Production, 418 Lbs/24h by Koolmore". The Windows taskbar at the bottom shows several open applications, including "Deed Recorded - L...pdf", "Receipt (1).pdf", and "McUICnt.exe - Entry Point Not Found". A system tray notification at the bottom right states: "The procedure entry point BCryptHash could not be located in".

Neighbors Helping Neighbors

- Are you interested please email the office at ccoassn@gmail.com
- This is a program for our community to help one another with compliance issues, neighborly help during times of illness

Questions for Management



Treasurer's Report

Treasurer's Report Notes

September 2, 2023

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)

•Money Market	\$ 86,708.34
•General Fund	\$ 104,202.34
•Sewer/Construction Account	\$ 98,422.70
•Debt Service Reserve	\$ 77,920.50
•Asset Replacement	\$ 43,330.00
•Kitchen/Social	\$ 2,290.56
•Contingency Funds	\$ 64,549.00

Reminders/Odds 'N' Ends

- Need someone to lock-up the Lodge in the evenings starting mid-September
- Remember that you as an owner can submit a bylaw request change. Forms are by the office door.
- Please wipe out the washer machines when you are done.
- 2nd RVs must check in 3 days prior. Forms are online. You must have a permit in your window before arrival.

Reminders/Odds 'N' Ends

- Trash bins: security cameras now reveals who dumps what
- Hydrant drain back valves (vacuum breakers) Leave on
- Lodge temporary parking (online form)
- Winter addresses
- New Door codes for October

Committee Reports

- Elections – Nothing to report at this time.
- Social (Jerri)
- Building/Grounds (Carol)
- Architectural (Colee)
- Finance (Denise)

Questions for the Board



Closing Comments

- ❑ Please return your voting cards to the basket by the door before you leave.
- ❑ Please recycle any unwanted paper in the box provided.
- ❑ BBQ and Music by Matt Lanning at 1:00 today. Please volunteer to help set up & clean up.