



# CHATEAU CHAPARRAL GENERAL MEMBERSHIP MEETING

July 7, 2018

# President's Message



# Treasurer's Report

## **Arrears Accounts:**

- 0 Payment Plans in place
- 4 Late Electric
- 2 Late HOA/Sewer Assessments

## **Account Balances:**

Money Market	\$ 85,579.20
Kitchen/Social Account	\$ 4,756.05
Operating Fund	\$129,797.24
Debt Service Reserve	\$ 38,300.30
Asset Replacement	\$ 21,665.00
Construction (Sewer) Account	\$ 83,987.20

## **Balance Sheet/Profit Loss Statements:**

Will be available on website & table outside the office

# Treasurer's Report

## **Budget Ratification Process: 2018 Legislation**

- A summary of the proposed budget will be delivered to the Membership with the September General Meeting notification.
- The budget will be ratified at said 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.

# Sewer Project

- DSI & SGM's work is completed
  - ▣ Working with Colorado Rural Water Association to remedy the problem with the infiltration basin not draining properly.
  - ▣ Additional aerator equipment is on site & awaiting state to approve installation

# Litigation Update

- Case on Lot #213: A final ruling on the injunction was issued in CCOA's favor, but is being appealed.
- You can check Chaffee County website for documents that have been filed

# Building Improvements

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- Lodge Update
  - ▣ Engineer has provided final specifications for repairs
  - ▣ Ad requesting bids had no results

# Plat Map Modifications

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- HOA attorney, David Firmin, is seeking clarification on setbacks with Chaffee county



# Reminders

- ❑ Please remember to notify the office of guests.
- ❑ No overnight parking of RVs in common areas without express approval of the Board.
- ❑ Bylaws require a permanent address be filed with the Association. It is the Member's responsibility to notify CCOA of any contact information changes, including e-mail, in writing.
- ❑ Work requests: Please be specific ie. If a shower is plugged, which bathhouse?

# Reminders cont'.

- **Compliance concerns** can only be addressed by the Board. Forms are available on the table by the office door and must be signed.
- **Electric pedestals & water hydrants** are owned by and are the responsibility of the Association.
  - ▣ **No padlocks**, please. Security tags are available at your request.
  - ▣ **NO modifications** can be made to any element of the pedestal by an owner.

# Reminders cont'.

- Payments** should be sent to the address clearly shown on the statement.
- Payments must be received at the Genesis office or postmarked by the last day of the month due to avoid late fees.
- Billing **inquiries** must be addressed to the CCOA treasurer. Genesis works for the Association, not individual owners.
- Checks** are deposited once a week. Please do NOT call Genesis to see if your check has cleared. Contact your bank.

# Reminders cont'.

- 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 ones.
- Pets must be under control by means of a leash or fence.
  - ▣ Remember to pick up after your pets.

# Reminders cont'.

- CCOA Tool & Equipment Use Policy requires owners to sign the Use of Equipment Liability Waiver Form before using them. Both must also be signed out in the office.
- **Wind chimes:** Please be respectful of neighbors, especially on windy days & nights.

# Committee Reports

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- Elections
- Social
- Building/Grounds
  - ▣ Recycling
- Architectural
- Finance

# Election Results

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- Amendments passed/defeated
- New Board of Managers members

# Questions





# July 21<sup>st</sup> Board Meeting

- Our HOA attorney, David Firmin, will attend the July 21<sup>st</sup> Board meeting.
- Mr. Firmin represents the Association via the Board of Managers
  - ▣ He will attend the meeting from 10:00 – 11:00 a.m.
  - ▣ Submit any relevant questions you might have in writing to the Board by Friday, July 13<sup>th</sup>.
  - ▣ Questions to him from the floor may or may not be taken on the day of the meeting at the Board's discretion depending on the time frame.

# Comments



# Closing Comments

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