



# CHATEAU CHAPARRAL GENERAL MEMBERSHIP MEETING

September 1, 2018

# President's Message



- Community Involvement
- Clean-up after yourselves
- Speed within the community
- Know your neighbors

# Treasurer's Report

## **Arrears Accounts:**

- 0 Payment Plans in place
- 6 Late Electric
- 1 Late HOA/Sewer Assessments
- 1 Lien Filed

## **Account Balances:**

|                              |              |
|------------------------------|--------------|
| Money Market                 | \$ 85,604.64 |
| Kitchen/Social Account       | \$ 4,669.31  |
| Operating Fund               | \$113,931.18 |
| Debt Service Reserve         | \$ 38,300.30 |
| Asset Replacement            | \$ 21,665.00 |
| Construction (Sewer) Account | \$ 79,184.05 |

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

Will be available on website & table outside the office

# Sewer Project

- ▣ Looking at state requirements for discharge to be deposited directly into chalk creek negating the necessity for a settling pond
- ▣ Additional aerator equipment is assembled. Awaiting installation & electrical wiring.

# Building Improvements

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- Lodge Update

- Still looking for a contractor to do the work

# Plat Map Modifications

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

# 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

# Fine Schedule Vote

- Secondary RV on lot over 15 days with no extension granted  
Art VIII, Sec 4, para D,E\$ **200/month (changed from \$100/month)**
- Standard Vehicle not being in operating condition ~~i.e. current registration.~~
- Owner vehicle parked in common area without approval of the Board of Managers  
Art VIII, Sec 4, para C  
**\$250/month (addition to schedule)**
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# Elections Committee Appointment

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- Lucille Habeck
- Jean Ferguson
- Jennifer Smith
- Lillian Nowak
- Barb Curry

# Reminders/Odds 'N' Ends

- If ordering a prebuilt shed be sure you get the **overall height** (including skids) which cannot exceed ten (10) feet.
- Need someone to lock-up the Lodge in the evenings starting mid-September

# Reminders/Odds 'N' Ends

- Padlocks on Pedestals
- Hydrant drain back valves
- 2<sup>nd</sup> RVs on lots
- Winter addresses
- New Door code

# Committee Reports

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

# Questions



# 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.