



**Chateau Chaparral
Owners Association**
10795 CR 187-A
Nathrop, CO 81236
(719) 395-8282



Board Members

President – Laurie Bechert #78
Vice President – Debbie Railey #141/142
Secretary – Jerri Munson
Treasurer w/o Portfolio – Joanie McCord #143

Board Members

At Large – Jim McGannon #38/39
At Large – Gene Theilig #120/220
AtLarge – Jody Juneau #96/119/228/229

Our Maxim: Each owner should endeavor to promote the common good and strive to assist CCOA towards improvement.

Board of Managers Meeting: May 24, 2021 4:30 P.M. Held by way of Zoom

Call to Order: President, Laurie Bechert called the meeting to order at 4:30 P.M.

Roll Call Board members in attendance: Laurie Bechert Lot 78, Debbie Railey Lot 27,141,142; (Phone) Jerri Munson #214; Joanie McCord #143; Gene Theilig #120,220 Jody Juneau #96,119,228,229; Jim McGannon #38,39

President Bechert called for any additions or corrections to the reading of the minutes from February 22, 2021 Board meeting. Jody Juneau made a motion to accept , seconded by Jim McGannon. No discussion.Passed 7-0

Old Business: E votes ratified:

- 1) Gate on New Mexico lift station Joanie McCord made a motion to accept, Debbie Railey seconded. No discussion Passed 7-0
- 2) Resolution to correct omitted 2019 ballot wording in By-Laws Article VIII, Section 4 and Article X to include “subject to the requirements for amendments in Article I, Section 4 of the By-Laws.” Jerri Munson Motioned to accept, seconded by Joanie McCord No discussion. Passed 7-0
- 3) Bat mitigation bid \$9,700 Joanie McCord motioned to accept, seconded by Debbie Railey . No discussion. Passed 7-0
- 4) Bridge repair bid \$9,195 Jim McGannon motion to accept, Debbie Railey seconded. No discussion. Passed 7-0
- 5) Agreement with Colorado Central Telecom. Jody Juneau motioned to accept, Jerri Munson seconded. No discussion. Passed 7-0

New Business:

- 1) Vote: Laundry price increase \$1.75 washer and 25 cents for 7 minutes. Joanie McCord motioned to accept, Gene Theilig seconded. No discussion. Passed 7-0
- 2) Vote: Bid on auto restart for pump house maintenance: \$9,493 Jim McGannon made a motion, Jody Juneau seconded. No discussion. Passed 7-0
- 3) Vote: To prepare and distribute the ballot and supporting documents listing each proposed amendment change to the By-Laws with current language and proposed text: Jerri Munson made a motion, Gene Theilig seconded. No discussion. Passed 7-0.
- 4) Storage/sale of items that have been donated and not used for a considerable length of time: Joanie McCord motioned and Jody Juneau seconded. No discussion. Passed 7-0.
- 5) Set agenda for May 29th General Membership meeting. Jody Juneau motioned. Jerri Munson seconded. No discussion. 7-0 passed.

Other:

Possibility of July General Membership meeting to be held in the Lodge if all concerns addressed and

resolved.

Comment [JM1]:

Sangre De Cristo: Laurie Bechert updated the attendees on the progress of SDCEA. A new crew for Altitude is working in the park. The bulk of the work is to replace and relocate pedestals that may have been installed improperly. Additional pedestals have been installed to be shared by two member lots. A group of 10 (ten) Altitude employee have been hired to work in the park and have been authorized to park their vehicles in the front of the lodge while employed here. An agreement has been reached with Colorado Central Telecom to install fiber optic cable in the open trenches of SDCEA. This then allows internet service to be offered to individual members of CCOA. Each member may or may not sign up with CCT for internet services. CCOA to receive \$149.50 in internet services free of charge per month for allowing access to the roof area to place “point to point” service. Members who are in the completed phase of SDCEA trenches will have the opportunity to access internet service through “point to point” equipment placed on strategic utility poles. Members who have pedestals currently in the rear of their units will have pedestals relocated to the front of their units as the large equipment is not able to work in the confines of the rear located pedestals due to access and safety issues. Laurie will advise of any changes. Refer all calls to Debbie Railey, Vice President at 719- 648-9963 and Laurie Bechert at 719-482-4645. Please do not call SDCEA. Laurie mentioned a new SDCEA box has been vandalized once again and asked members to be aware of non-members in the park. Call for an officer of the Board and/or Sheriff Dept if you notice anything occurring in the park.

Treasurer’s Report Notes

May 24, 2021 Board Meeting

Arrears Accounts as of Friday 5/20/21

- 1 payment plan in place
- 8 late electric notices
- 2 accounts turned over to the court by CCOA attorney
- 4 owners with unpaid fines plus interest totaling \$2,529

Balance Sheet/Revenues & Expenses:

- Bank Accounts (as of the close of business Friday, 5/20/21)
 - Money Market \$ 86,278,278
 - General Fund \$ 132,391,71
 - Construction (Sewer) Acct.: \$ 84,868.75
 - Debt Service Reserve \$ 62,072.50
 - Asset Replacement \$ 34,664.00
 - Kitchen/Social \$ 2,188.77
 - Reserve Funds \$ 19,760.00

2021 1st Quarter BS/PL statements are posted to the website.

Jim McGannon Lot 39, Laurie Bechert Lot 78 and Joanie McCord Lot 143 all commented regarding the mutual respect with this board.

Kay Jenkins Lot 40 commented on the remodel and reopening of the office after the hot water tank leakage and it was very nice, modern and clean. She acknowledged Danny Saxon and Jerri Munson for volunteering to remodel the office and back room for little or no cost to the Association.

Julie Ekert Lot 296 also commented on the bath house on Illinois reopening at present and the other two bath houses of Oregon and Wyoming to be opened in the coming week.

Ellie Reiser Lot 143 commented on the hard work and dedication of this current Board of Managers.

Mark Gallagher Lot 112/ 64 noted the laundry was clean and ready for use, Members have been advised.

Rhonda Holden, Park/Office Manager introduced her and her husband as new employees and looked forward to meeting the members of CCOA. They are located in Lot 193 at the present time with their schnauzer named Tank.

Robert Hammer Lot 165 asked if the budgeted funds for the PM were still a line item. He was advised the current budget items are available on the website for CCOA.

Jody mentioned an award given to CCOA by the Water Quality Control Division out of a group of 2000 systems in which CCOA was one of six to be recognized for being in compliance with drinking water regulations for 20 years! The office will receive a plaque and certificates to Lonny and Derek for their dedication.

Laurie Bechert noted if no further comments the Board would go into Executive Session and the present Board Meeting was adjourned at 12:30 P.M. to allow for Executive session and Board meeting would resume shortly.

Board of Managers meeting resumed on Zoom at 1:15 P.M. No members had signed back on to Zoom. Jim McGannon made a motion to adjourn, seconded by Jody Juneau. No discussion. Meeting adjourned.

Next meeting TBA

Respectfully submitted,

Jerri Munson, Lot 214,
CCOA secretary