

Board of Managers Meeting June 21, 2021 4:30P.M.

Roll Call: Laurie Bechert Lot 78, Jim McGannon Lot 39 (excused) Debbie Railey Lots 141,142 and 27 (Phone), Jody Juneau Lots 119, 228, 229 and 96, Gene Theilig Lots 120 and 220, Joanie McCord Lot 14

Approval of Minutes from 5-24-21 Laurie called for a motion to accept minutes. Joanie McCord motioned to accept and Jody Juneau seconded. No discussion Passed 6-0

Old Business: SDCEA states Phase One is ready. Members in this area may go ahead and contact SDCEA to sign up, pay the \$250 deposit and begin their search for a certified electrician. Also complete a Utility Authorization from the Architectural Committee at CCOA when the electrician has been retained.

New Business:

Treasurer's Report Notes June 21, 2021 Board Meeting

Arrears Accounts as of Monday, 6.21.21:

1 payment plan in place

2 late electric

1 past due HOA Dues/Sewer Assessment/Electric

2 accounts awarded default judgments; CCOA now holds judgment

liens totaling \$17,185.24 plus interest

5 owners with unpaid fines

Bank Accounts (as of the close of business Monday, 6/21/2021)

o Money Market	\$ 86,285.63
o General Fund	\$ 117,180.87
o Construction(Sewer) Acct.:	\$ 84,132.89
o Debt Service Reserve	\$ 62,072.50
o Asset Replacement	\$ 34,664.00
o Kitchen/Social	\$ 2,188.77
o Reserve Funds	\$ 19,760.00

Budget Adjustments motion to accept by Jody Juneau, seconded Gene Theilig. Passed. Budget adjustments are posted on the website.

Committee members were reminded by Denise Knapp to consider and review their needs for 2022

The Board voted for approval to accept Lanell Theusen Lot 69, Carol Farren Lot 13 and Lot 193, Brenda Bronson Lot 27 and Jean Ferguson Lot 37. Joanie McCord made a motion to accept and Gene Theilig made a second. No discussion. Passed 6-0

Laurie Bechert President discussed the encroachment on New Mexico street by members who have continued their landscaping into the roadway. Members will be advised to remove rocks which are encroaching in order to allow the roadway to again measure at twenty (20) feet and thereby allowing large units to be able to enter the member's lot for placement. Also, an electric pedestal which was inadvertently placed into the street due to the stake and flag possibly reseated when it either blew down and was misplaced. The pedestal will be brought to the attention of the Supervisor for Altitude and they will be asked to replace it on the property.

Jerri Munson reported the Lodge is nearing completion for the General Meeting to be held indoors on July 3rd. Windows have been washed and cleaned, curtains freshened and hung and carpet shampooed. Doughnuts and coffee served at 9:00 A.M. and meeting starting promptly at 10:00 A.M. The annual golf cart and miscellaneous methods of conveyance will tour the park at 4:00 P.M. Decorate to your hearts content. Please gather at the parking area at the lodge. An ice cream social will be held after the parade approximately 5:00. All non- fattening. Donations gladly accepted by the Social Committee. Stop by and meet your new neighbors and many old friends.

The ice machine has been revitalized by Ellie, Park Manager and Jerry Braden, Cowboy Construction and we are hoping that it will get us through another year. It has been relocated to the back room of the lodge and entry and exit for ice will be through that door. Signage will be posted at the front door of the lodge instructing members where to pick up ice. Again, the Board is asking that you be considerate of members when filling your coolers and thereby, allowing all to enjoy a refreshing, cool libation.

The July newsletter is going to print shortly. An email will be generated for those members who have email and hard copy sent out thru the mail for those that don't have email. Enjoy the newsletter, we are trying to keep everyone abreast of what is happening in the park and there are some interesting pictures for your perusal.

Potlucks will begin once again every Thursday evening. Happy hour will begin at 5:00 P.M. and eats at 6:00P.M. Games after dinner are always an option, ie particularly left, right and center. Bring your quarters, only 75 cents to play a game and sometimes the pot is quite large, depending on the number of people playing.

Bingo will commence once again on July 10th at 7:00 P.M. Come one, come all. We have a fun time with 50/50 raffle, door prizes, pop corn made fresh and ice cream bars at intermission. 3 cards for a dollar and sometimes a large black out prize at the end of the evening. We are usually finished by 9:00 P.M.

A Power Point presentation will once again appear during the General Meeting. The presentation does save on costs of time, paper and trees and appears to be well received by the membership. Denise Knapp will man the projector this coming meeting. Recommendation by Denise Knapp that a Board member be trained to also back up the Power Point presentations in the future.

Several members have again mentioned perhaps "adopt a spot in the park" to be tended to on a regular basis. This would insure that ongoing maintenance and care would enhance the overall appearance of our park. For those of us that have continued our "adopt a spot in the park" , we are looking forward to having new faces working along side of us. A map of the park will be available from Rhonda, Office Manager at the meeting if anyone wishes to speak up for a plot.

Laurie Bechert, President reopened the meeting for discussion or comments from the attendees but no one had anything to add so the meeting was adjourned temporarily for Executive Session at 5:10 P.M.

Respectfully submitted,

Jerri Munson

CCOA Secretary