



Chateau Chaparral Owners Association

10795 CR 197-A
Nathrop, CO 81236
(719) 395-8282



Board Members

President – Laurie Bechert #78
Vice President – Jerri Munson #214
Secretary - Jody Juneau #96, 119, 228, 229
Treasurer w/o Portfolio – Joanie McCord #143

Board Members

At Large – Jim McGannon #38,39
At Large – Gene Theilig #120,220
At Large – Ben Althoff, #153, 221

Board of Directors Minutes of Regular Meeting December 19, 2021

CALL TO ORDER

President Laurie Bechert called the meeting to order at 9:07 a.m.

ROLL CALL

Board members in attendance:

- Laurie Bechert - President
- Jerri Munson - Vice President
- Jody Juneau - Secretary
- Joanie McCord - Treasurer
- Ben Althoff - At Large
- Jim McGannon - At Large
- Gene Theilig - At Large

Also attending as the Treasurer/Office Manager, Denise Knapp, Lot 46

APPROVAL OF MINUTES

The minutes of the November 12, 2021, meeting were approved as submitted.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of 12.17.21:

- 0 payment plan in place
- 5 late electric
- 0 past due HOA Dues/Sewer Assessment
- 1 account; CCOA awarded default judgment (not yet collected)
- 2 owners with unpaid fines

Bank Accounts (as of the close of business Monday, 12/17/2021)

● Money Market	\$ 86,318.30
● General Fund	\$ 42,385.06
● Construction(Sewer) Acct.:	\$ 54,542.44
● Debt Service Reserve	\$ 62,072.50
● Asset Replacement	\$ 34,664.00
● Kitchen/Social	\$ 2,835.13
● Contingency Funds	\$ 19,760.00

UNFINISHED BUSINESS - None.

NEW BUSINESS

1. Certify voting on the dues increase - Denise reported that there were 3 spoiled ballots of the 232 total received and 229 counted votes. The vote to set the HOA Dues at \$730.00 for 2022 received 95 votes in favor and 134 votes opposing. The proposed increase failed 41.5% to 58.5%. Motion by Ben to certify the vote, seconded by Gene. The motion passed unanimously.

Discussion: The board will need to regroup in January. They will have a board meeting in January to look at possible cuts to the budget. Some things that were discussed for possible cuts were the contingency funds and designated funds. The board will set a date for the January board meeting at the 12/20/21 work session.

2. Vote on hiring an audit firm - A motion was made to accept the bid of the Colorado Springs, CO CPA Firm, Osborne Parsons & Rosacker to do our audit by Gene Theilig and seconded by Joanie McCord.

Discussion: This firm has done our last two audits and already have all of our information. Denise, the treasurer, noted that she has contacted a half dozen other firms for bids but either they don't perform audits or are not taking new clients. The motion passed unanimously.

3. Vote on allowing Chaffee County Planning and Zoning to meet in the lodge on January 18, 2022, 5-7 pm. - A motion was made by Jody, seconded by Ben, to allow the Chaffee County Planning and Zoning Board to meet in our lodge to discuss matters pertaining to Nathrop. They will sign liability waivers.

Discussion - None.

The motion passed unanimously.

4. Acceptance of Resignation of Elections/Nominations Committee Chairperson - Motion made by Ben, seconded by Jerri to accept the resignation of Denise Knapp as Elections/Nominations Committee Chairperson.

Discussion - none.

The motion passed unanimously.

NEXT MEETING DATE: TBA

DISCUSSION/QUESTIONS - Each resident present may express their concerns for up to three (3) minutes. A member of the board may give a brief response. Speakers must observe proper behavior and rules of decorum.

1. Who will be available to produce requested documents while Denise is out of town?

Laurie

2. Where are the 2015 and 2016 tax returns? They are in the office.

3. Where are the 2015 and 2016 USDA loan statements? They should be on file at Genesis. We can request Genesis to try to locate them and send us a copy.

4. When will we have a definition of the Capital Expenditures Committee? This item will be discussed and hopefully resolved at tomorrow's board work session. Ben stated that there are several older versions of the description of the Capital Expenditures Committee as well as the one recently submitted. Some board members stated that the Capital Expenditures Committee is involved in costs above \$2,500. Other board members think that this committee should be utilized for all capital expenditures regardless of the amount. This will be discussed at the board work session.

Adjournment: There being no further business to discuss, Laurie Bechert adjourned the meeting at 10:09 a.m.

SECRETARY'S CERTIFICATE

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Jody Juneau, Secretary

12/19/21
Date