



## Chateau Chaparral Owners Association

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



### Board Members

President: Laurie Bechert Lot 78  
Vice President: Debbie Railey Lots 27, 141, 142  
Secretary: Jerri Munson Lot 214  
Treasurer w/o Portfolio: Joanie McCord, Lot 143

### Board Members

At Large: Jim McGannon, Lots 38 & 39  
At Large: Gene Theilig Lots 120, 220  
At Large: Jody Juneau Lots 119, 96, 228,  
229

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

### **General Membership Meeting**

May 29, 2021 10:00 a.m. Meeting conducted by Zoom

**Laurie Bechert appointed Jim McGannon as Sergeant At Arms**

**Meeting was called to order by Laurie Bechert, President at 10:12 A.M.**

**Pledge of Allegiance was recited followed by a Moment of Remembrance for those have passed away.**

### **Roll Call :**

**President Laurie Bechert; Vice President Debbie Railey (Phone) Secretary Jerri Munson, At Large members present Joanie McCord, Jim McGannon, Jody Juneau and Gene Theilig.**

**Quorum verified 31 members**

**New Member Recognition: None acknowledged**

**Laurie Bechert, President called for approval of September 5, 2020 General Membership Meeting Minutes. Minutes had been read and a motion was made by Joanie McCord to accept minutes as written, seconded by Jerri Munson. No discussion. Passed 7-0**

**President's Message: Laurie Bechert, President welcomed everyone for attending and welcomed all back to CCOA after Covid.**

**Treasurer's Report : Denise presented the treasure's report**

**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**
- 3 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)**

<b>Money Market</b>	<b>\$ 86,278.78</b>
<b>General Fund</b>	<b>\$ 132,391.71</b>
<b>Construction (Sewer) Account</b>	<b>\$ 84,868.75</b>
<b>Debt Service Reserve</b>	<b>\$ 62,072.50</b>
<b>Asset Replacement</b>	<b>\$ 34,664.00</b>
<b>Kitchen/Social</b>	<b>\$ 2,188.77</b>
<b>Reserve Funds</b>	<b>\$ 19,760.00</b>

**2021 1<sup>st</sup> 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 within this Board.**

### **Old Business:**

**SDCEA : Laurie Bechert, President updated the membership on the current status of the electrical project. A new crew supervised by Jason from Louisiana is presently working in the park. They are moving at a rapid pace and hope to have project completed before the end of 2021. The employees are presently parking in the front of the Lodge and their equipment is parked along the north end of the common area east of the gazebo.**

### **New Business:**

Five e votes were submitted for ratification by the BOM. Those being CCT-Internet, Resolution to clarify addition/omission of article, bat mitigation and gate for lift station on New Mexico. Laurie Bechert called for a motion to accept the adoption of said e-votes by the BOM. Jerri Munson made a motion to accept and seconded by Jody Juneau. No Discussion. Passed 7-0

Laundry: Jody Juneau informed the membership, the laundry has been opened. Due to the high cost of repairs for a washer or dryer and since nothing was budgeted for 2021, the washers have been increased to \$1.75 and the dryers increased by \$.25 for 7 minutes for an offset. Members who use the facility were asked to clean up after themselves and not to overload the machines.

Bath Houses: Joanie McCord updated the membership regarding the three (3) bath houses. Illinois was the first to reopen and Oregon and Wyoming would be open within the week. Brady Smith is presently the maintenance person and your co-operation in cleaning up after yourselves would be greatly appreciated. Joanie asked that you refrain from washing your pets in the bath houses and refrain from smoking any type of cigarettes in the bath houses for the health and safety of your neighbors.

Lodge Reopen: Joanie McCord mentioned the status of the Lodge is still presently closed. The target date at present is to try and have it sanitized and cleaned with the possibility of having it opened by the General Membership meeting in July.

**CCT (Colorado Central Telecom):** Jerri Munson updated the membership that internet service has been offered to the Association. CCT and SDCEA have an agreement to use the open trenches for

laying fiber optic cable. The Lodge (Office) will receive a monthly credit of \$149.50, all equipment placed on the roof of the Lodge free of charge. All members have the option of signing up with CCT when the project is completed by SDCEA which should be the later part of 2021. Members who are in the completed SDCEA phases will be able to receive internet service through point to point equipment which will be placed on identified power/utility poles in those areas. For the CCOA members who are presently members of CCT will be given the option to join the new installation also and have their dishes pointed towards the point to point access points as opposed to pointing to Mt. Princeton antenna. The website for CCT is <https://coloradocentraltelecom/home-plans-and-pricing/> Their telephone number is 719-406-8978. Please call CCT for information regarding the numerous plans they have available and their associated fees with the individual installations. The Association, Office nor the Board will be able to assist members in obtaining services, it is entirely the member's responsibility if you wish internet or any of the other services CCT offers.

**Get Bats Out:** Jerri Munson advised the membership, the bat mitigation has been completed. The bat guano (feces and urine) is not an issue per the vendor. Bat traps (non-invasive) have been inserted into the opening(s) in the corrugated roof and these traps allow any bats in the roof area to exit but they are unable to return using the same exit/entry. The vendor has a warranty and will return at the first report of bats entering the roof area. In the next month or so, the vendor will return to inspect and remove the bat traps. If bats are sighted in the roof area, please contact Jerri Munson at Lot 214 and contact will be made promptly with the vendor.

**Bridge:** Jody Juneau updated the membership with respect to the repairs on the bridge. Cables have been inspected and replaced and planks on the foot bridge have also been replaced. Additional required planks have been ordered from the lumber mill and will be replaced when they are received. Volunteers may be needed for this project to assist the Park Manager to complete the project.

**Auto Restart:** Denise reported contact with the contractor has been going on for many months. A contract amount has been finally submitted and work can start as soon as possible. Bid amount is \$D (\$9,493) Derek Dietrich is the contact person and also our SBR technician.

Jody Juneau 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 (6) to be recognized for being in compliance with drinking water regulations for twenty (20) years! The office will receive a plaque and certificates will be issued to Lonny and Derek for their dedication.

**Roll Off - Tree/Branch Approval:** Jim McGannon addressed the issue of removing, cutting, trimming the trees in the Park. Please contact Jim ([ccoatlarge2@gmail.com](mailto:ccoatlarge2@gmail.com)) to inspect the tree(s) in question before proceeding. The current roll off is not to be used for tree cuttings/limbs. A special trailer has been retained for those purposes. Please place your yard waste in the trailer located to the east of the large green roll off.

## **Committee Reports:**

**By-Laws Committee:** Mark Gallagher introduced the proposed amendments to be voted on at the General Membership meeting in July.

**Election Committee:** Denise Knapp introduced the nominees running for Board positions and to be voted on at the General Membership meeting in July. Denise also addressed the procedure for mailing and returning the ballots that have been mailed out.

**Architectural Committee:** Jerri Munson reported Greg Spiering has resigned from the ARCCOM after six (6) years of service. Thanks to Greg for all his help. Jerri Munson and Jeff (Oso) Kennison continue on the committee. Please note, applications are in the kiosk in front of the lodge and are also on the web site. Feel free to obtain either, complete for processing and place in the lock box located outside of the main door of the lodge. Allow up to two (2) weeks for processing time.

**Capital Expenditure/Building and Grounds:** Kay Jenkins Lot 40 reported a major clean up scheduled in the park to start after the General Membership Meeting adjourns today. Volunteers should report to the gazebo for sign in. The survey results from the recent study sent out to the members was updated.

Questions/Comments: Park Managers contact information is ??????????

Jean Ferguson recommended no smoking signs to be placed in the bath houses/laundry.

Brenda Bronson inquired as to the codes for the bath houses. The code is 514. Please remember, do not release this code to other than known members to avoid vandals and/or damage to CCOA property and risk amenities being shut down once again due to budget constraints which means repairs cannot be made.

Robert Hammer advised the Health Department does not perform mold testing.

Members inquired regarding ice maker, washer and dryer replacements. No funds have been allocated this budget, but donations would be gratefully accepted . The ice machine has been moved to the backroom entrance to the Lodge. As of this date, the plumbing has not been completed on the ice machine and is not presently in working order. An option of possibly a coin operated ice machine was mentioned by Carol Farren.

Kay Jenkins Lot 40 commented on the remodel and reopening of the office after a hot water leak in the kitchen area which flooded the office and caused them to move into the kitchen area. She acknowledged Danny Saxon and Jerri Munson for volunteering to remodel the office and backroom for minimal cost to the members of the Association.

Julie Eckert Lot 296 also commented on the bath house on Illinois reopening at present and the other two bath houses on 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 112/54 noted the laundry was clean and ready to use, members have been advised.

Rhonda Holden, Park Office Manager introduced her husband and herself as new employees and look forward to meeting members of CCOA. They are located at Lot 193 on Illinois at the present time with their schnauzer named Tank. PM telephone number is (719) 221-6244

Robert Hammer Lot 165 inquired as to the status of budgeted funds for the PM and if they were still a line item. He was advised by Denise Knapp the current budget items are available on the website for CCOA.

No further questions. Laurie Bechert, President called for a motion to adjourn for an Executive Session. Jim McGannon made a motion to adjourn, seconded by Joanie McCord. Meeting adjourned at 12:15 P.M.

Laurie Bechert, President advised members on Zoom she would send a new link after the Executive Meeting for anyone wishing to return to the Zoom BOM meeting.

Respectfully Submitted,

Jerri Munson  
Secretary