



# 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 January 17, 2022

### CALL TO ORDER

President Laurie Bechert called the meeting to order at 4:38 p.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 December 19, 2021, meeting were approved as submitted.

### FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of 1/17/22:

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

## Bank Accounts (as of the close of business Monday, 1/17/22)

Money Market	\$ 86,322.52
General Fund	\$ 60,522.59
Construction(Sewer) Acct.:	\$ 51,300.84
Debt Service Reserve	\$ 62,072.50
Asset Replacement	\$ 34,664.00
Kitchen/Social	\$ 2,835.13
Contingency Funds	\$ 19,760.00

## UNFINISHED BUSINESS -

1. Ratify e-vote to accept the bid from Pine Tree Brothers Tree Service in the amount of \$4,050 to do fire mitigation/tree removal from Tract B. Motion made by Jerri, seconded by Gene. No discussion from the board or audience. Passed unanimously.

2. Resolution to accept the revised budget. Motion made by Joanie, seconded by Gene. Discussion: Denise reviewed and explained the changes made to the revised budget, item by item. The budget can be found on the Chateau webpage. No further discussion from the board or audience. Passed unanimously.

3. Update on the auto-restart for the water pump.

Denise called Electric Power Processing, the company CCOA has been working within BV. Tony Johnson met with Derrick today. They went over items causing concerns in the control system. Tony will write up the changes and get them to Derek. The only other company Denise found in Colorado that provides these services is Professional Engineering Consultants, which was contacted for a bid. She is waiting for a callback.

4. Update on insurance bids.

In an effort to get insurance bids, Denise contacted Guardian in Buena Vista but hasn't heard back. Assurance Partners in Canyon City do not want to take us on. The burst hot water heater claim which we made recently makes companies not want to insure us. We may have to continue with our current insurance company.

5. Vote to rescind creation of a Safety Committee under the advice of legal counsel.

Motion made by Jody, seconded by Gene. No discussion from the board or audience. Passed unanimously.

## NEW BUSINESS

1. Elections Committee Chairperson is needed. Denise has resigned as Elections

Committee Chairperson. We are in need of a new Chairperson before the elections this summer. The job description will be posted on the Chateau website. Please consider volunteering for this position.

#### COMMITTEE REPORTS:

Architectural - no updates.

Nominations - no updates.

Capital Expenditures - no updates.

Building and Grounds - Jim reported that he and another member of the Building and Grounds Committee will supervise the fire mitigation/tree removal job done by Pine Brothers Tree Service once a date is set up.

Bylaws - Joanie reported that another volunteer is needed on this committee.

Social - Laurie reported that a new Social Committee Chairperson is needed. This person would be in charge of Ice Cream Socials, Bingo, Pot Luck, and any other organized social event put on by the Association.

Finance - Denise updated during the budget discussion.

#### 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.

Q: Are there any other contracts between the Association and Sangre de Cristo other than the Abandonment Agreement on the Chateau website?

A: The Abandonment Agreement is the only contract between the association and Sangre de Cristo.

Q: When Mike Allen stated at a previous board meeting that the Association would be responsible for paying for any lots that did not sign up for their electric service, what was he referring to?

A: Our attorney advised that this is incorrect. The Association will not be responsible for paying for anyone who does not sign up for Sangre de Cristo's services. Each individual

lot owner is responsible for their own electric bill.

Adjournment

There being no further business to discuss, Laurie Bechert adjourned the meeting at 5:10 pm.

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

\_1/19/22\_\_\_\_\_  
Date