



# Chateau Chaparral Owners Association

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



## Board Members

President – Ben Althoff #153, 163  
Vice President – Jody Juneau #96, 228, 229, 119  
Treasurer - Kristi Davis #100  
Secretary – Jen Schiavone #221

## Board Members

At Large – Joanie McCord #143  
At Large – Jack Couch #128  
At Large – Ashley Cooper #281

## General Membership Meeting

July 5, 2025, 10:00 a.m.

The Lodge at Chateau Chaparral

### Call to Order

### Appoint Sergeant at Arms

### Pledge of Allegiance

### Moment of Remembrance

### Roll Call

### Verify Quorum

### New Member Recognition

### Approval of 5/24/2024 General Membership Meeting Minutes

Motion by Joanie: Move to approve the 5/24/2024 General Membership Meeting minutes. Seconded and passed without dissent.

### President's Message

- Message provided by Treasurer in President's absence: the board appreciates all members for attending on a holiday weekend. We also appreciate your patience and support as we navigate the park manager transition.

### Treasurer's Report

#### Arrears Accounts as of June 25, 2025:

- 3 delinquent accounts
- 3 requests for payment plans pending approval
- 1 account in collections with Legal

#### Bank Account Balances (as of June 25, 2025):

- |                              |              |
|------------------------------|--------------|
| • Money Market               | \$87,853.98  |
| • General Fund               | \$143,603.18 |
| • Sewer/Construction Account | \$116,371.41 |
| • Debt Service Reserve       | \$79,242.50  |

- Asset Replacement \$44,196.33
- Kitchen/Social \$5,442.30
- Contingency Funds \$207,148.80

### **Membership Fee Allocations**

#### **Collected:**

- August 1 – December 31, 2024 \$6,453.00
- January 1 – June 1, 2025 \$4,488.24
- Total \$10,941.24

#### **Moved to Contingency Fund Distribution:**

- 30% - Erosion Control/Storm Water Mitigation \$3,282.37
- 30% - Water System Maintenance \$3,282.37
- 40% - SBR (Sewer Plant) Digestive Cover \$4,376.50

### **Maintenance Manager's Report**

- Several summer projects are getting started/in progress, including:
  - Plank replacement on bridge
  - Culvert
  - Illinois bathhouse
  - Oregon women's shower - issues will be discussed at next board meeting
- When the roll-off dumpster arrives this month, a reminder to take things apart and break down; if the cones are out, it means the dumpster is full.

### **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.

### **Old Business**

1. Update on rental ballots results.  
Upon confirmation with the CCOA attorney, the results stand: renters will continue to be allowed and the board will work on creating policies and parameters to address concerns.
2. Roll-off container at the Chateau on 7/5/25. It will stay one week or until full.
3. Community garage sale scheduled for 7/26/25. Garage sale will be advertised in community news outlets and social media groups.

### **New Business**

1. Election of two board members positions by acclamation: Ben Althoff, Jody Juneau. The third candidate has withdrawn due to the sale of their lot; the board will appoint a member to fill the final vacant position at the 7/17/25 board meeting.
2. Vote to ratify e-vote approving Toby Martinez (lot 134) and Kim Palmer (lot 207) to the Finance Committee.  
Motion by Jen: Move to ratify the e-vote approving Toby Martinez and Kim Palmer to the Finance Committee. Seconded and passed without dissent.

3. Discuss the consideration of an HOA management company.
  - The board is proceeding with moving to an HOA management company model rather than continue to use the park manager management model
    - Complexity of the community, previous challenges of on-site park manager role, and the ability to streamline other administrative needs are driving factors
    - The board called more 50 management firms and interviewed/compared costs and services of four finalists
    - We are currently paying approximately \$70,000 annually for a variety of administrative services and software, including the park manager position
    - We will save a significant amount of money by consolidating all administrative costs under an HOA management company

### **Committee Reports**

- Architectural – none
- Capital Expenditures – none
- Building & Grounds – none
- Bylaws – none
- Social – Mary Velasquez
  - Great golf cart parade for 4th of July
  - Bingo and more events are coming as soon as committee members return
- Fund Development – Don Henning
  - New committee created to focus on strategies for raising money for critical needs, ex: infrastructure issues
  - Initially exploring grants and low-interest loans available to communities like CCOA
- Elections - none
- Revive and Thrive – Megan Gulley
  - Fly fishing fundraiser was a success
  - Next up: meditation class, greeting card class, paint-and-sip, and meditative hike with reiki
  - Reminder to check the newsletter for dates and details
  - Proceeds continue to go to improving the lodge gym
- Firewise – Carol Farren
  - New community action plan includes two new goals for 2025:
    - Solidify a second evacuation route from the community
    - Improve road signs and include the range of lot numbers on each street
  - Fire mitigation to be performed along the riverbank on Washington
  - Don't forget to visit the CCOA website for Firewise checklists and volunteer hours worksheets
  - Ikea bags available to check out for easy weed and limb clean up

### **REMINDERS**

- The next general membership meeting is scheduled for August 30, 2025, at 10:00 a.m.

### **ADJOURNMENT**

Board Treasurer, Kristi Davis, adjourned the meeting at 11:30 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.

\_\_\_\_\_  
Jen Schiavone, Secretary

\_\_\_\_\_  
Date