Chateau Chaparral Owners Association
10795 CR 197-A
Nathrop, CO 81236
(719) 395-8282

Board Officers
President/Treasurer – Kristi Davis #100
Vice President – Jody Juneau #96, 228, 229, 119
Secretary – Jen Schiavone #221

Board Members
At Large - Ben Althoff #153, 163
At Large – Don Henning #31
At Large – Joanie McCord #143
At Large – Ashley Cooper #281

Board of Directors
Minutes of Regular Meeting
April 7, 2026 4:00 p.m.

CALL TO ORDER
President Kristi Davis called the meeting to order at 4:02 p.m.

ROLL CALL
Board members in attendance:
_x___ Kristi Davis - President/Treasurer
___x_ Jody Juneau- Vice President
___x_ Jen Schiavone - Secretary
____ Ben Althoff - At Large
_x___ Don Henning - At Large
____ Joanie McCord - At Large
___x_ Ashley Cooper - At Large

Also attending:

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.

APPROVAL OF MINUTES
Motion by Ashley: Move that the board shall approve the minutes of the 2/23/2026 meeting. Seconded and passed without dissent.

FINANCIAL REPORT
- None

MANAGER'S REPORT
- None

MAINTENANCE REPORT
- **None**

OLD BUSINESS

- None

NEW BUSINESS

- **Discussion: water leak**
  Water leak identified and should be fixed today
- **Vote: new Architecture Committee member**
  Motion by Jody: Move that the board shall approve Ricardo Baca, lot 269, as a new member of the Architecture Committee. Seconded and passed without dissent.
- **Vote: ice machine e-vote ratification**
  Motion by Jen: Move that the board shall ratify the e-vote approving an ice machine service that will avoid CCOA responsibility for repairs and replacement. Seconded and passed without dissent.
- **Discussion: cleaning of common areas by maintenance manager**
  - Adding this duty to maintenance manager job duties
- **Discussion: cell tower lease agreement**
  - Working to amend agreement for lease of lodge structure to provide WiFi hosting site, faster lodge internet
- **Information: key fob distribution ongoing for those that haven't been in the park**
- **Vote: laundry room improvements e-vote ratification**
  Motion by Jen: Move that the board shall ratify the e-vote approving a laundry room service that will avoid CCOA responsibility for washer/dryer repairs and replacement, and allow funding to make improvements to the laundry room. Seconded and passed without dissent.
- **Discussion: the Board will spend time in 2026 reviewing governing documents**
  - Including:
    - Bylaws
    - Rules and regs
    - Rental policy
    - ARC policy
- **Discussion: board meeting cadence**
  - Second Monday of the month excluding holidays, or will cancel if not needed

EXECUTIVE SESSION

Motion by Ashley to go into executive session at 4:47 p.m. to discuss a personnel issue. Seconded and passed without dissent.

NEXT MEETING DATE

The next monthly Board meeting, if needed, is scheduled for May 11, 2026, 6:00 p.m.

Adjournment: There being no further business to discuss, Kristi Davis adjourned the meeting at 5:15 p.m.

SECRETARY'S CERTIFICATE

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

J. Schiavone

Digitally signed by J. Schiavone
DN: cn=J. Schiavone, c=US, o=CCOA, ou=Secretary, email=ccoasecretary@gmail.com
Date: 2026.09.09 13:43:56 -06'00'

Jen Schiavone, Secretary

9/9/2026

Date