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

**Board Officers**
President – Kristi Davis #100
Vice President – Jody Juneau #96, 228, 229, 119
Treasurer – Ashley Cooper #281
Secretary – Jen Schiavone, #221

**Board Members**
At Large – Jennifer Cipolletti, #108, #117
At Large – Don Henning #31
At Large – Javier Maldonado, #27

Board of Directors
Minutes of Regular Meeting
July 7, 2026, 6:00 p.m.

**CALL TO ORDER**
President Kristi Davis called the meeting to order at 6:02 p.m.

**ROLL CALL**
Board members in attendance:
_x___ Kristi Davis, President
___x_ Jody Juneau, Vice President
___x_ Ashley Cooper, Treasurer
_x___ Jen Schiavone - Secretary
__x__ Jennifer Cipolletti, At Large
_x___ Don Henning, At Large
__x__ Javier Maldonado, At Large

**FINANCIAL REPORT**
- Continuing reconciliation of finances after management company transition and will have numbers to share in August

**OLD BUSINESS**
- Laundry room improvements are complete - new machines are installed and makeover is complete, but drainage line to laundry room needs to be replaced; getting bids from plumbers/vendors
- Key fob/card distribution - ongoing as needed, may need to mail out remaining after Labor Day, owners who have not picked up or contacted CCOA will be charged for mail delivery

**NEW BUSINESS**
- Welcome new board member - Javier Maldonado
    - Ben Althoff is stepping down and board will appoint a one-year replacement until next election cycle
    - Board officer positions will be appointed in executive session
    - One additional board member vacancy available for appointment

Motion by Jody: Move to appoint Jennifer Cipoletti to vacant board position. Seconded and passed without dissent.

- Lot lines and boundaries
    - There has been some confusion over lot perimeters from new owners and tenants
    - The Board is working on a new owner/tenant welcome letter with instructions for placing new vehicles on lots

- Committee review and discussion - tabled for a future meeting
    - Board will review all current committees and their status and discuss roles of committee liaisons

- Violation process and enforcement discussion
    - The process starts with a courtesy notice and request for a cure within 10 days
    - If a cure isn't completed within 10 days, the violation is escalated
    - First escalated violation notice requires a fee for sending a certified letter fee, but there is no fine
    - Curing can be demonstrated by sending a photo to Ascent
    - The Board is not making any changes to this process at this time

- Website/document review update
    - Rental policy review - tabled for a working session
    - Collections policy - updated to comply with Colorado law

  Motion by Jody: Move to approve the collection policy constructed by the CCOA attorney, which has been adjusted to conform with Colorado law. Seconded and passed without dissent

- Security systems discussion
    - Will request a proposal from Just In Time Security on adding lodge kitchen and bridge gate to the fob system
    - Will possibly explore adding bathhouse fobs in the future too

- Bylaw revisions/amendments - tabled for a working session

- Truck sale - received an offer of $6,000
  Motion by Don: Move to to move forward with the sale of the truck at $6,000. Seconded and passed without dissent.

- Annual rental of roll-off dumpster scheduled for 8/28 - 8/31
  Motion by Javier: Move to approve the rental of a 30-yard roll-off dumpster for $726.31 for community use from 8/28 - 8/31. Seconded and passed without dissent.

**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.*

**NEXT MEETING DATE**
The next monthly Board meeting is scheduled for August 10, 2026 at 6 p.m.

Adjournment: There being no further business to discuss, Kristi Davis adjourned the meeting at 7:56 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 13:44:36 -06'00'

Jen Schiavone, Secretary

9/9/2026

Date