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
August 10, 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
- Operating as of August 1: $199,617.39
- Reserves: $265,253.87
- CD Reserves: $211,459
- Money Market: $10,059
- Collegiate Peaks: $7,003.00
- Delinquent Owners: $33,131.48

OLD BUSINESS
- Key Fob/Card Distribution
    - All remaining Fobs will be mailed after 9/1 and owners will be charged a $20 mailing Fee

  Motion by Javier: Move to approve mailing of remaining fobs with a $20 mailing fee. Seconded and passed without dissent.
- Equipment Update
    - The CCOA truck has been sold
    - Now looking to sell the CCOA golf carts tractor

  Motion by Don: Move to approve selling the golf carts and tractor. Seconded and passed without dissent.

- Review Laundry Bids (re-routing plumbing) - tabled for further review
- Security Bids (adding other common areas to security access system) – tabled for further budget review
- Ratification of email votes
    - Motion by Jen S.: Move to approve the Visionary Lease Agreement. Seconded and passed without dissent.
    - Motion by Javier: Move to approve the contract with Chockstone Solutions, LLC, Water Treatment. Seconded and passed without dissent.

NEW BUSINESS

- Water Testing Operator Announcement - welcome Brent Bohs as the new CCOA water operator
- Approval of Wendy Hemphill as a member of the Firewise Committee
  Motion by Jody: Move to approve Wendy Hemphill as a new member of the Firewise Committee. Seconded and passed without dissent.
- Approval of Peak Vista bid for hydrant replacements
  Motion by Ashley: Move to approve the bid from Peak Vista for hydrant replacements. Seconded and passed without dissent.
- Document Review Update - the Board continues to work on updating CCOA governing documents
- Rental Policy Review/Discussion - the Board will survey the community regarding rental policy elements
- Parking Discussion - the Board will survey the community regarding parking in common areas
- Bylaw Revisions/Amendments
    - Bylaws Approval - vote held for capital expenditure amendment
    - Rules & Regulations – Revision – vote to approve language regarding prohibiting commercial use of common amenities.
      Motion by Javier: Move to approve the revision to the rules and regulations prohibiting commercial use of common amenities as written. Seconded and passed without dissent.
- Reminders
    - Community Yard Sale – 8/15
    - Roll-off dumpster - 8/28 - 8/31
    - August Membership Meeting – 8/29
    - Next Board Meeting – 9/9

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.

Motion by Jen S.: Move to end the regular board meeting and move to an executive session. Seconded and passed without dissent.

NEXT MEETING DATE

The next monthly Board meeting, which is also the next General Membership meeting, is scheduled for August 29, 2026, at 10 a.m.

Adjournment: There being no further business to discuss, Kristi Davis adjourned the meeting at 7:45 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 13:45:19 -06'00'

Jen Schiavone, Secretary

9/9/2026

Date