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
September 16, 2026, 12:00 p.m.

CALL TO ORDER
President Kristi Davis called the meeting to order at 12:04 p.m.

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

Also attending: Kenna Trujillo, CCOA property manager

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
- Discussion: violation process and enforcement discussion - process with Ascent is working well.
- Discussion: committee membership - working to understand who is still serving/what's still needed, board will receive an email about it; arc needs immediate attention - steve hemphill volunteered.
- Discussion: evaluation of CCOA maintenance equipment - Don and Javier leading; identified a website for selling the tractor, will work on golf carts plan next.

NEW BUSINESS

- Discussion: additional security considerations - estimates received for lodge kitchen and bridge access points; formal proposal tabled for legal consultation on capital budget approval and further board discussion.

- Announcement: updated board meeting dates/times - board meetings will be held on the third Wednesday of the month at 12:00 p.m. and will last no longer than 90 minutes. Full board meetings will be held in odd-numbered months and board working sessions will be held in even-numbered months; November's full board meeting will be focused on budget.

- Discussion: laundry room plumbing issues - two costly estimates received for the work, further discussion tabled for October to allow time to get a third quote.

- Discussion: variance request for lot 177 - variance requested for 40' structure length - 42.5' is requested; during the meeting, owner learned hitch is already included in the total length and variance request isn't needed.

- Discussion and vote: variance for lot 104 - variance request for a mini-split unit that sits 18" over the 2' setback. Board discussion related to whether a mini-split is considered a structure and whether architecture rules and regulations are clear enough on HVAC units. Due to rules being unclear, it was determined that a variance request is not needed at this time.

  Motion by Jen S.: Move to allow mini-split to remain because our rules aren't clear; seconded and passed with four in favor and two opposed. (Yes: Ashley, Jen S., Jennifer C., Kristi; No: Jody, Don)

- Vote: CCOA workers' compensation insurance renewal expenditure ($533.00)
  Motion by Jody: Move that the board moves forward with the workers' comp renewal; seconded and passed without dissent.

- Vote: ratify Survey Monkey expenditure e-vote ($468.00)
  Motion by Kristi: Move that the board ratify the e-vote approving a Survey Monkey license for community/owner surveys; seconded and passed without dissent.

- Discussion: formal communication to owners/CCOA community - board will work to determine what level of information should be sent via email vs USPS mail. Some things sent via email can also be posted at lodge or on the website. There are specific requirements for communications that need to be mailed through the USPS.

- Vote: appointment for CCOA architecture committee
  Motion by Don: Move to approve Steve Hemphill to the CCOA architecture committee; seconded and passed without dissent.

- Vote: ratify chlorination tablets expenditure e-vote ($1,281.12)
  Motion by Jody: Move to ratify the e-vote to purchase chlorination tablets. Seconded and passed without dissent

EXECUTIVE SESSION
Motion by Jody: Move to go into executive session at 1:10 p.m. to discuss a personnel issue. Seconded and passed without dissent.

NEXT MEETING DATE
The next monthly Board meeting is scheduled for October 21, 2026, 12:00 p.m.

Adjournment: There being no further business to discuss, Kristi Davis adjourned the meeting at 1:25 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: 2026.10.21 13:30:32 -06'00'

Jen Schiavone, Secretary

10/21/2026
Date