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
At Large – Don Henning #31

General Membership Meeting
May 23, 2026, 10:00 a.m.
The Lodge at Chateau Chaparral

Call to Order
Appoint Sergeant at Arms
Pledge of Allegiance
Moment of Remembrance
Roll Call

- Joanie McCord
- Don Henning
- Ashley Cooper
- Jen Schiavone
  Kristi Davis
- Jody Juneau

Verify Quorum
New Member Recognition

Approval of 8/30/2026 General Membership Meeting Minutes
Motion by Joanie: Move to approve the 8/30/2025 General Membership Meeting minutes. Seconded and passed without dissent.

President's Message

- Thank you for volunteering and supporting the community
- We celebrate our volunteers for cleaning up dog waste, running bingo, keeping us firewise, making road signs, passing out fobs, collecting laundry funds and depositing at the bank, dedication of the social committee, our volunteer board, members who've handled opening/closing the lodge, everyone for being good neighbors

Last six months in review:

- Successful management company transition
- Maintenance and upkeep during a time of change
- New lodge security system
- Laundry room improvements
- New ice machine service

- Work to review water and sewer infrastructure and funding options
- Recruitment for new water/sewer operator - Derek phasing out, looking for replacement

Treasurer's Report

- Working to complete 2025 ledgers and update finances - some work held up due to management company transition
    - Insurance wasn't as high as we'd forecasted this year
    - Management company expenses went up with the move to Ascent - but get what we pay for, and insurance savings will help
    - More detailed balance sheet coming later this summer
    - Grace period on assessment late fees will end June 1

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. None

New Business

1. The CCOA Board is working to revise association bylaws this summer
2. The CCOA Board is working to create an association rental policy this summer
3. Ascent will conduct a community walk through in June
4. Introduction of Board of Managers nominees - four positions open:
    - Ashley Cooper, 281
    - Kristi Davis, 100
    - Javier Maldonado, 27
    - Jen Schiavone, 221

DISCUSSION/QUESTIONS

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Committee Reports

- Building and Grounds
- Bylaws
- Condominium Declaration
- Firewise:
    - Link to what Firewise community means
    - Reminder to fill out volunteer worksheets as you do fire mitigation on your property/for CCOA and then Carol turns into NFPA in fall
    - We get funding from NFPA when we meet certain volunteer/expenditure thresholds
    - Link to Chaffee County emergency notifications sign up
    - Community clean up in fall this year

    - Volunteer opportunity - pine needles and pinecone cleanup near Oregon bathhouse
    - Ascent email about how fire has changed, info from local fire captain + fire evac checklist
    - TY Peggy Gulley, Barbara Edwards, Snook, someone else - committee plus volunteers
- Social:
    - Saturday night Bingo and Wednesday potlucks are back for the summer
    - Working on bringing back special dinners - potato and nacho bars
    - July 4th parade is set
    - Check out the community calendar on theVantaca portal
- Finance
    - The Finance Committee is seeking volunteers
- Architectural
    - Submit architectural review requests through the Vantaca portal, the committee is engaged and reviewing

REMINDERS

- Chaffee County fire restrictions are in effect
- We're paying an HOA management company, let's use them - contact Ascent via the portal, email, and phone for support with issues and questions
- New app-operated laundry machines are coming soon - pick up a handout for more info
- Please leave things better than you found them in community bathrooms, lodge, and around the park
- Dump station near mailboxes will be shut down - expensive to maintain, taxes our sewer system, and we can't limit the use to just our community

ADJOURNMENT

Board President, Kristi Davis, adjourned the meeting at 11:32 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.

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 13:42:48 -06'00' 9/9/2026

Jen Schiavone, Secretary Date