



# Chateau Chaparral Owners Association

10795 CR 197-A  
Nathrop, CO 81236  
(719) 395-8282



## Board Members

President – Joanie McCord #143  
Vice President – Jeffrey (Oso) Kennison #97  
Secretary – Jody Juneau #96, 119, 228,229  
Treasurer – Pete Neff #99

## Board Members

At Large – Marilyn Lavery #184  
At Large – Kay Jenkins #40, 244, 246  
At Large – Ben Althoff #153, 163, 221

Our Maxim: Each owner should endeavor to promote the common good and strive to assist CCOA towards improvement.

## Board of Directors Minutes of Regular Meeting April 20, 2023, 1 p.m.

### CALL TO ORDER

President Joan McCord called the meeting to order at 2:10 p.m.

MOTION by Jody: Move that the board shall approve amending the agenda to delete the executive session and add the issue to New Business as item #1. Seconded and passed.

### ROLL CALL

Board members in attendance:

- Joanie McCord- President
- Oso Kennison- Vice President
- Jody Juneau - Secretary
- Pete Neff - Treasurer
- Ben Althoff - At Large
- Marilyn Lavery- At Large
- Kay Jenkins- At Large

Also attending as the Treasurer/Office Manager, Denise Knapp, Lot 46, and Colee Kindall, CCOA 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.

A member asked about the new winter water requirements. She expressed concern that the curb box stop was past the hydrant now, rather than after the hydrant as had been done in the past. She questioned how water could be obtained from the hydrant once her

unit was winterized. Derek, our water technician, said that a ball valve could be installed after the hydrant in order to leave the hydrant operational after winterization.

#### APPROVAL OF MINUTES

MOTION by Jody: Move that the board shall approve the minutes of the March 23, 2023, meeting. Seconded and passed.

#### FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of April 11, 2023:

1 account turned over to the CCOA attorney for collection

2 unpaid fines

30 past due assessments

All funds have been transferred to the appropriate designated accounts from the general fund.

Bank Account Balances (as of the close of business Thursday, April 20, 2023)

o Money Market \$ 86,439.81

o General Fund \$ 135,541.17

o Sewer/Construction Account \$ 129,772.65

o Debt Service Reserve \$ 77,920.50

o Asset Replacement \$ 43,330.00

o Kitchen/Social \$ 2,651.34

o Contingency Funds \$ 64,549.00

#### Manager's Report:

Colee Kindall gave the Manager's Report as follows: Lots 192 and 193 had a sewer line issue. The owner's plumbing company is doing repairs today. A new lateral beam will be installed by Bonsai on the bridge at a yet-to-be-determined date to replace one installed incorrectly. The bridge did not have to be closed as our maintenance person, Tikhon, employed a temporary fix. A new park model is coming soon to lot 35.

#### OLD BUSINESS

1. Ratify the e-vote which approved the new winter water policy.

Motion by Marilyn: Move that the board shall ratify the e-vote which approved the new winter water policy. Seconded and passed. Dissenting: Kay

2. Ratify e-vote which suspends the late fee until June 1, 2023, on lot 264 due to the death of the owner. Motion by Kay: Ratify e-vote which suspends the late fee until June 1,

2023, on lot 264 due to the death of the owner. Seconded and passed.

NEW BUSINESS

1. Motion by Oso: Move that the board shall add Marilyn to the Capital Expenditures Committee as Chairperson. Seconded and passed. Dissenting: Kay

Motion by Oso: Move that the board shall remove Kay from the Capital Expenditures Committee. Seconded and passed. Dissenting: Kay

NEXT MEETING DATE. The next monthly Board meeting is scheduled for May 19, 2023, at 3 p.m.

Adjournment

There being no further business to discuss, Joan McCord adjourned the meeting at 2:30 pm.

SECRETARY'S CERTIFICATE

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

\_\_\_\_\_  
Jody Juneau, Secretary

\_\_\_\_\_  
Date