



Chateau Chaparral Owners Association

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Board Members

President – Laurie Bechert #78
Vice President – Jerri Munson #214
Secretary - Jody Juneau #96, 119, 228, 229
Treasurer w/o Portfolio – Joanie McCord #143

Board Members

At Large – Gene Theilig #120, 220
At Large – Ben Althoff, #153, 163, 221

Board of Directors Minutes of Regular Meeting May 23, 2022

CALL TO ORDER

President Laurie Bechert called the meeting to order at 4:32 p.m.

ROLL CALL

Board members in attendance:

☒ Laurie Bechert - President
☒ Jerri Munson - Vice President
☒ Jody Juneau - Secretary
☒ Joanie McCord - Treasurer
☒ Ben Althoff - At Large
☐ Jim McGannon - At Large
☒ Gene Theilig - At Large

Also attending as the treasurer, Denise Knapp, and Office Manager, Colee Kindall

APPROVAL OF MINUTES

The minutes of the February 28, 2022, meeting were approved as submitted.

GUEST SPEAKER: Mike Allen from Sangre de Cristo Electric Association to take questions from members regarding the electric conversion.

Mike Allen began by introducing Tim Linza and said that we would see more of Tim Linza and less of Mike Allen in the park. He said that SDCEA's electric project is done in that all lots have new pedestals. In September, all old CCOA pedestals will be pulled by a contractor. Owners can contact Pro Electric out of Leadville to switch electric over to the new pedestals. Owners can use their own electrician as well if they choose. Prices from Pro Electric have been running a bit higher than homeowners have anticipated. Some lots are more challenging to serve. The costs associated with converting their electricity can be financed for five years with zero interest through SDCEA up to \$6,000. If people don't have the money up front for an electrician, they can apply for this loan. He encouraged all not to wait to sign up for service so they are in the SDCEA system.

Then he took questions:

Q: What is the transition plan for those who haven't gotten an electrician yet?

A: We will try to take CCOA pedestals out in September and those people will be without power. It can't obviously be done at the same time. It will be done based on the circuits that are already in the ground. People will be without power once that circuit is deadened. It is important for people to seek electricians now and not wait.

Q: So, for people who cannot get an electrician they will just be cut off in September?

A: That's right. Pro Electric will bring in a crew and do 10 or so lots at a time so you need to call Pro Electric and get on their schedule. Some people have called the office and said that they are going to wait. The electricians here are very busy and working on large projects so it's risky to wait. We cannot control what an electrician will charge for their work.

Q: Is the September 1 deadline firm?

A: Yes. That is firm. We have told our contractors that we would like them in the park at that time.

Q: After the CCOA pedestals are removed will the roads be repaired?

A: We notified our contractor that they have clean-up to do once the pedestals are removed and they will bring in fill or smooth rocky or pitted conditions on the roads.

Q: People are having problems getting trenches. What should they do about getting trenched?

A: Pro Electric has support staff or subcontractors to come in and do the excavation and they may be able to do that. Most electricians are really focused on residential or commercial work and they don't do excavation.

Q: Will road repairs be done before winter?

A: We will do road repairs as we work through the phases of removing the pedestals. We will expedite this process. I would anticipate it will only take a month or so. It will be a lot faster than putting in the infrastructure.

Q: If someone is trying to get an electrician, you said they wouldn't be cut off. Is that correct?

A: No, that wasn't ever communicated. I don't necessarily recall that unless it was an early communication. I want to make sure that everyone has accurate information. Some of the early communication would no longer be accurate. We had, over the course of doing the project, we hadn't given a hard and fast deadline but that has materialized several months ago. We want to make sure that everyone understands that the September deadline is the deadline.

Q: Heavy equipment parked on Tract G. Will that be smoothed and revegetated?

A: No, I don't think so but send a written communication to let us know where this is with pictures. Please send me a list of roads and walkways. Also, when it comes to landscaping and fences in the easements where pedestals have been placed there may be relocation requested of a fence or vegetation for clearance which is required by electrical code to get to the pedestal. Those are utility easements and we need that clearance. This may upset property owners but the bottom line is that those are utility easements.

Q: Who and what qualifications did this person have that deemed our electric system obsolete and unsafe? I would like to see this in writing.

A: Remember there was a board resolution that clearly identified it as unsafe. Chaffee County was involved in the calls about unsafe conditions. The board has documentation of calls for unsafe conditions. The expertise is that this is what we do. If we see unsafe things that don't meet electrical code we have a policy that we can disconnect service. We're here to protect our members.

Q: My pedestal was placed 4 feet from my propane tank. Code is 10 feet.

A: We have a little bit of conflict over what is in the utility easements. If your propane tank is put in a place where it might encroach on electrical you might be required to move it. When it came to the position of pedestals we relied on safety engineers to figure out how best to serve the park in terms of reliability and we considered costs.

Q: I'm still not clear on who deemed the electric system to be unsafe?

A: We notified the board that it was unsafe. The board acknowledged that fact in the agreement with SDCEA. A lot of the infrastructure put in by the HOA originally and over the years was outside utility standards of the National Electric Safety Code.

Q: Chaffee County said it was unsafe?

A: Yes, they were called in by electricians who worked on issues identified in the park. We were working with Chaffee County in the early stages and they provided feedback on things they had seen over the years here which was of great concern to them. If you recall, SDCEA walked with Chaffee County and inspected each property to determine safety. Those issues were identified early on. During the course of three to four months, we went through the entire park and identified issues.

Q: From those investigations where these issues were identified, SDCEA said they would no longer provide electricity under those existing conditions? Is that correct?

A: That is correct.

Q: Can you name electric companies that can provide trenching?

A: Pro Electric

Q: When do we have to pay the deposit on electric service?

A: You can avoid a deposit if you do pre-pay. Or when you sign up for service and your infrastructure is ready to go you can pay your deposit.

Q: Bugling Bull Excavation won't return our call. Can SDCEA nudge them?

A: We don't pull a lot of weight on that. It's difficult for us to find an excavator as well. The lots here are tight and most must be done manually by hand excavation.

Q: For the loans for connection costs, are they for each lot or one owner with one loan?

A: I'll have to check on that and let you know.

Q: Is the lodge on a separate circuit from the water system?

A: We're working on that by finding out what kind of service you need.

MANAGER'S REPORT: Colee Kindall

The Wyoming Bathhouse will remain closed due to a leak. The water has been shut off to this bathhouse. Other bathhouses are good to go.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of 5/23/22:

- 1 payment plans in place
- 15 late electric
- 3 past due HOA Dues/Sewer Assessment & Electric
- 1 account; CCOA awarded default judgment (not yet collected)
- 1 owner with unpaid fines
- 5 unpaid late fees

Bank Accounts (as of the close of business Monday, 2/28/22)

• Money Market	\$ 86,336.83
• General Fund	\$ 119,472.31
• Construction(Sewer) Acct.:	\$ 96,344.34
• Debt Service Reserve	\$ 69,996.50
• Asset Replacement	\$ 38,997.00
• Kitchen/Social	\$ 2,789.45
• Contingency Funds	\$ 49,760.00

UNFINISHED BUSINESS

1. Ratify the e-vote to approve Barbara Edwards for the Building and Grounds Committee. Motion made by Jody, seconded by Jerri. No discussion from the board or audience. Passed unanimously.
2. Ratify the e-vote to approve Tammy McGhee and Don Henning to the Bylaws Committee and Sarah Schaab to the Elections/Nominations Committee. Motion made by Jerri, seconded by Joanie. No discussion from the board or audience. Passed unanimously.
3. Ratify the e-vote for the renewal of the umbrella insurance policy with the new carrier, National Union Fire, at a cost of \$1,608. Motion made by Gene, seconded by Joanie. No discussion from the board or audience. Passed unanimously.
4. Ratify the e-vote to approve Steve Agent as a member of the Building and Grounds Committee. Motion made by Joanie, seconded by Jerri. No discussion from the board or audience. Passed unanimously.
5. Ratify the e-vote to publish the email from David Firmin's opinion regarding having one signature on the contract with SDCEA on the Chateau Chaparral website. Motion made by Joanie, seconded by Jerri. No discussion from the board or audience. Passed unanimously.

6. Ratify the e-vote to clarify/correct verbiage, occurrence, and dollar amounts of the increased fee schedule. Motion made by Joanie, seconded by Jody. No discussion from the board or audience. Passed unanimously.

New Business:

1. Vote to reject "One Year Warranty Agreement against Bat Re-infestation: \$1,750" from Get Bats Out. Motion made by Jody, seconded by Jerri. No discussion from the board or audience. Passed unanimously.

2. Budget revisions. Motion made to accept budget revisions made by Jody, seconded by Gene. Discussion: Denise reviewed and explained the changes made to the revised budget, item by item. A member asked about the exact amount in a certain category, which Denise looked up. No further discussion from the board or audience. Passed unanimously.

3. General meeting set up for May 28th General Membership meeting:

- a) chair set up - Brady
- b) sign in table 2-3 volunteers - Jody, Ben
- c) determine a quorum - Joanie
- d) set up PA system - Oso
- e) acquire donuts and make coffee - Colee will get prices
- f) chair pick up - volunteers

4. Vote to approve Billy Hicks lot 138 for the Building and Grounds Committee. Motion made by Jody, seconded by Ben. No discussion from the board or audience. Passed unanimously.

5. CCT & the Orange Conduits - Progress is being made around the park as they work in phases to get the orange conduits concealed.

6. Committee Procedures - establish protocol - This issue was tabled for further discussion at a later date.

7. Review social event nights and start dates

Monday ... weekly board work sessions 4:30 pm
 Tuesday ... cocktail hour(s) 4:30 pm, starting May 31
 Thursday ... weekly pot lucks 4:00 pm, starting June 2
 Saturday weekly Bingo 7:00 pm, starting date TBA
 Sunday ... music in the lodge 6:00 pm, started May 22

8. Enclosure around dumpsters - It needs to be determined if the members who volunteered to construct an enclosure will donate the lumber. If no, the project will be given to the Building and Grounds Committee for prioritization.

NEXT MEETING DATE. The next meeting is scheduled for May 28, 2022, at 10:00 am.

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.

It was announced that Jim McGannon is no longer a board member. He resigned due to no longer being an owner in the park.

A member asked if Cowboy Construction's trailer could be moved from in front of her house to an area by the lodge. The board will consider this request.

No further discussion.

Executive Session

The Board met in Executive Session on May 23, 2022, at 6:20 pm and took the following actions:

1. Payment issues.

Executive Session ended at 6:26 pm.

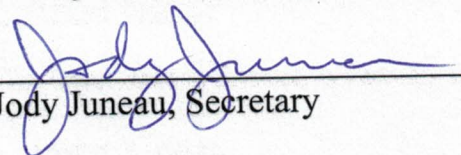
Board reconvened at 6:28 pm. Motion to approve executive session item #1 made by Jody, seconded by Jerri. No discussion from the board. Laurie recused herself. Approved by 5 in favor.

Adjournment

There being no further business to discuss, Laurie Bechert adjourned the meeting at 6:29 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

6/2/22
Date