



# Chateau Chaparral Owners Association

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



## 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, 221

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

## **General Membership Meeting**

May 28, 2022 10 am

### **Call to Order**

**Appoint Sergeant at Arms - Oso Kennison, Brady Smith**

**Pledge of Allegiance**

**Moment of Remembrance**

**Roll Call**

**Board members in attendance:**

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

**Verify Quorum - Joanie - We needed over 31 members to have a quorum. We had 50.**

### **New Member Recognition**

**Approval of May 23, 2022, Board Meeting Minutes** - Motion made by Jody, seconded by Jerri. No discussion from the board or audience. Passed unanimously.

**Approval of September 4, 2021, General Meeting Minutes** - Motion made by Jody, seconded by Joanie. No discussion from the board or audience. Passed unanimously.

**Approval of July 3, 2021, General Meeting Minutes** - Motion made by Joanie, seconded by Jerri. No discussion from the board or audience. Passed unanimously.

### **President's Message - Laurie Bechert**

President's message will be posted on the website at a later date.



### **CCOA Manager's report - Colee**

Colee outlined our office hours which are Monday, Tuesday, Thursday, and Friday from 10-1 along with one Saturday per month. Her manager's cell phone number is 719-239-4788. Reflective address signs can be ordered through the office at a cost of \$10. Please specify horizontal or vertical. An envelope with the money can be put through the office door slot. Brady will check the bathrooms on Tuesday and Saturday, I will check them on other days except for Wednesday.

The "What's Happening" events will be posted to the webpage this week. I will be working on the newsletter if anyone has any articles or suggestions. The Park Maintenance position is still open if you know anyone who might want that job.

### **Treasurer's Report - Denise Knapp**

#### **Arrears Accounts as of 5/28/22:**

- 1    ☐ payment plans in place
- 7    ☐ late electric
- 3    ☐ past due HOA Dues/Sewer Assessment & Electric
- 1    ☐ account; CCOA awarded default judgment (not yet collected)
- 2    ☐ unpaid late fees
  
- Bank Accounts (as of the close of business Monday, 5/27/22)
  - Money Market                      \$ 86,336.83
  - General Fund                      \$ 119,808.25
  - Construction(Sewer) Acct.:    \$ 96,321.34
  - Debt Service Reserve            \$ 69,996.50
  - Asset Replacement              \$ 38,997.00
  - Kitchen/Social                    \$ 2,789.45
  - Contingency Funds                \$ 49,760.00

#### **Old Business:**

##### **1. Electric update - Laurie**

- CCOA electric pedestals will be removed in September. A contractor has already been scheduled by SDCEA to do this.
- Members must sign up for electricity with SDCEA before September 1 or they will risk being without electricity.
- The roads will be repaired by SDCEA in phases as the CCOA pedestals are removed. If you think your street needs to be repaired due to the electric installation send an email with pictures to the CCOA office.



- There is 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 by SDCEA to move it.
- Also, when it comes to landscaping and fences in the utility easements where pedestals have been placed there may be relocation requested by SDCEA of a fence or vegetation for clearance which is required by electrical code to get to the pedestal.
- If you think your street or pedestrian walkway needs grading from Altitude/SDCEA, please submit the street name and or location, ideally with attached photos if possible to the Park Manager.
- If your propane company now finds that your tank is too close to your new pedestal, SDCEA has said that the lot owner will bear the cost of moving the tank, not SDCEA or CCOA.
- The costs associated with converting an owner's electricity can be financed for five years with zero interest through SDCEA up to \$6,000.

2. Auto Restart Update - We are tentatively scheduled to do the auto-restart for the week of June 13th. The water will be off for approximately 6 hours. Members will be notified a minimum of 24 hours prior to the shut off.

### **New Business:**

1. Jim McGannon has resigned from the board due to no longer being an owner at Chateau.
2. Introduction and speeches by board member candidates. The following candidates were introduced to the membership and they discussed the information found in their biographies which were mailed to the membership with the election ballots.

#### **Candidates:**

Pete Neff

Jaime Larsen

Jeffery (Oso) Kennison

William (Bill) Snyder

Kay Jenkins

Marilyn Laverty (not present, statement read by Oso)



## **Committee Reports:**

**Architectural Committee** - Jerri Munson - We must go through the county for all permits. Decks with a roof have changes to the code. The condo declaration easement issue must be addressed. Chaffee County told a member that the easement was 16 feet in the back. Any questions or applications can be dropped into the box outside the lodge. We need an active committee to work on the condo declaration. Any tree trimming needs to be reviewed by the Architectural Committee since Jim, our arborist, is no longer an owner.

**Capital Expenditures Committee** - Kay Jenkins - In September 2018, the committee walked around and looked at all common elements. Pictures were taken. Bids are being procured to repair elements that need to be repaired. Capital Expenditures Committee and Building and Grounds Committee are working together. Dead trees are a concern.

**Building and Grounds Committee** - Carol Farren - Steve Agent has done a wonderful job on the side of the lodge by weeding and adding wood chips. Barbara Edwards has coordinated clean-up days and needs volunteers for small projects. There were three clean-up days with 15-16 volunteers along with the Chaffee County Fire Department. The focus of our committee is fire mitigation. We picked up three truckfuls of tumbleweeds. More tumbleweeds will be taken to the dump this week. Extra bags are available if members want to fill them with tumbleweeds. The fire chief and Josh from Firewise will come to the lodge on July 9 to speak about how to make Chateau a safer place and how we can become a Firewise Community. We will get a 30-page Firewise report on how to make Chateau safer. Our neighbors in Nathrop will be invited to the meeting as well. A second exit will be explored.

The Building and Grounds Committee has several problems that we are investigating such as the propane tanks. Water conservation is a priority. The exterior of some buildings need to be painted. We've had lots of volunteers and we've had lunches provided by donations from members and the Social Committee. Regarding the crumbling sidewalks behind the lodge, we're working on repairing that with volunteers. The column bottom repairs on the lodge are cosmetic and will be addressed as well. If a member sees something that needs to be addressed, please let our committee know.

Q: Is the Building and Grounds Committee looking at road maintenance?

A: We are waiting for SDCEA to do their part regarding road maintenance, then we will look into it.

**Bylaws Committee** - Ellie Reiser - There were no petitions submitted this year.

**Social Committee** - Laurie Bechert - We need members for the Social Committee. Bingo needs more volunteers. Please bring ideas about activities. Members can also reserve the lodge for activities.



**Finance Committee** - Denise Knapp - The 1st quarter budget adjustments are online. We will start working on the 2023 budget at the end of June. We need another committee member. Committees and members can submit budget requests to [ccoatreasurer@gmail.com](mailto:ccoatreasurer@gmail.com)

**Elections Committee** - Denise Knapp - Ballots will be mailed Tuesday and are due no later than July 2nd at 10 a.m.

Joanie moved to appoint Carol Farren, Barbara Edwards, and Sheri Olin to count the ballots at the July 2, 2022, meeting. Seconded by Jerri. No discussion from the board or audience. Passed unanimously.

**Reminders:**

Roll offs will be available June 1 – 14th. Please check the signage on the roll-off before tossing items in. Do not over-fill the roll-off. If an item will fit in a regular trash dumpster, use it. Save the roll-off for items that will not go into the smaller dumpsters.

Pets must be under control by means of a leash or fence. Remember to pick up after your pets.

Speed Limit 10 MPH. Golf Carts be aware of your speed. We have several pedestrians and small children.

Order your green reflective lot signs through the office for \$10 cash.

Compliance concerns can only be addressed by the Board. Forms are available on the table by the office door and must be signed.

Water hydrants are presently owned by and are the responsibility of the Association. No padlocks, please. NO modifications can be made to any element of the hydrant by an owner.

All payments are to be mailed to CCOA, PO Box 5177, Buena Vista, CO 81211.

Regarding lot rentals and guests, the owner must fill out paperwork & submit it to the office 3 days in advance of arrival. The Architectural Committee will approve unit placement on the lot.

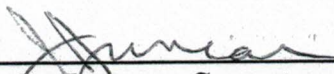
**Adjournment**

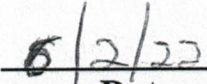
There being no further business to discuss, Laurie Bechert adjourned the meeting at 12:14 p.m.



## SECRETARY'S CERTIFICATE

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

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

  
\_\_\_\_\_  
Date