



# Chateau Chaparral Owners Association

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



## Board Members

President – Ben Althoff #153, 163  
Vice President – Jody Juneau #96, 228, 229, 119  
Secretary – Jen Schiavone #221  
At Large – Don Henning #31

## Board Members

At Large – Joanie McCord #143  
At Large – Kristi Davis #100  
At Large – Jack Couch #128

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 October 24, 2024, 3:00 p.m.

### CALL TO ORDER

President Ben Althoff called the meeting to order at 3:01 p.m.

### ROLL CALL

Board members in attendance:

- Ben Althoff- President
- Jody Juneau- Vice President
- Jen Schiavone - Secretary
- Kristi Davis - Treasurer
- Don Henning - At Large
- Joanie McCord - At Large
- Jack Couch - At Large

### APPROVAL OF MINUTES

Motion by Jody: Move that the board shall approve the minutes of the October 10, 2024 board meeting. Seconded and passed without dissent.

### FINANCIAL REPORT

Kristi Davis gave the Treasurer’s Report as follows:

#### Arrears Accounts (as of September 26, 2024)

- 1 → delinquent account (turned over to attorney for collection)
- 1 → payment plan in place
- 1 → payment plan in place (a bit behind notice sent)

#### Bank Account Balances (as of October 24, 2024)

○ Money Market	\$ 87,415.20
○ General Fund	\$ 69,217.42
○ Sewer/Construction Account	\$ 106,633.82

○ Debt Service Reserve	\$ 79,242.50
○ Asset Replacement	\$ 39,863.00
○ Kitchen/Social	\$ 4,798.18
○ Contingency Funds	\$ 143,268.80

## MANAGER'S REPORT

- There is a need for residents to indicate whether they are full or part-time residents to effectively manage the CCOA water access database; the community is allowed 160 full-time residents per our water decree, which is available [on the website if owners would like to read it.](#)
- Three new Architectural Committee members will receive training in November and begin serving formally spring 2025.
- Security update: the bridge gate is working well and a security camera will be installed and connected to the network next week.
- Lodge winter hours, effective immediately: 9:30 a.m. – 5:00 p.m. daily
- For additional manager updates on the laundry room, community newsletter, ice machine, website updates, and more from the October 24 board meeting, please see “Manager’s Report 10/24/24” in your email inbox.

## OLD BUSINESS

None

## NEW BUSINESS

1. Vote to increase the cleaning person’s hourly rate from \$16/hour to \$17/hour, effective immediately.  
Motion by Jody: Move that the board shall increase the cleaning person’s hourly rate from \$16/hour to \$17/hour effective immediately. Seconded and passed without dissent.
2. Discussion on removing splitters (8 lots). Who pays – owners or CCOA?
  - Splitters were put on hydrants by owners with no understanding of not being allowed
  - Hydrants and associated costs are CCOA responsibility
  - CCOA maintenance team will remove splitters, email notice going to eight impacted owners
3. Vote to ratify e-vote approving amended language in the CCOA Water Service Policy: *“CCOA has added zip ties to the hydrant to assist with compliance during the off-season dates of October 16 – April 14 or earlier if a hard freeze occurs. In the event of a hard freeze, owners will receive 48 hours' notice of the new shut-off date. Please note that no exceptions will be made. Using the hydrant during a freeze risks damaging the entire water system, which could lead to costly repairs for all owners.”*  
Motion by Joanie: Move that the board shall ratify the e-vote to approve the amended language in the Water Service Policy. Seconded and passed without dissent.
4. Discuss the “Use and Occupancy” section of the No Rentals ballot:

**XII. USE AND OCCUPANCY**

(a) Each campsite (Lot) shall be used and occupied solely for residential dwelling purposes by the Owner, the Owner’s family, and guests. No Owner may lease, rent, or allow occupancy of their campsite (Lot) or any Improvements constructed thereon for any purpose.

(b) For purposes of this Limited Amendment:

(i) The term “Lease/Rent” shall mean the regular exclusive occupancy of a campsite/Lot by any person other than the Owner; provided, however, for the purposes of this Declaration, leasing shall not include occupancy of a Lot by the child, parent, or grandparent of an Owner or occupancy by a roommate of an Owner, where Owner continues to reside in the Lot.

(ii) The term “Guest” shall mean a person temporarily residing at the campsite/Lot with the Owner or the Owner’s child, parent, or grandparent of the Owner, for not more than 15 days a month.

(iii) The term “Guest” shall not include a person residing at the campsite/Lot when the Owner or Owner’s child, parent, or grandparent of the Owner are not also occupying the campsite/Lot or if such person occupies the campsite/Lot for more than 15 days in any given month, in which case the person shall be considered a tenant in violation of this Article XII.

**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.*

**NEXT MEETING DATE**

The next monthly Board meeting is scheduled for November 21, 2024, 3 p.m.

Adjournment: There being no further business to discuss, Jody Juneau adjourned the meeting at 4:09 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.

\_\_\_\_\_  
Jen Schiavone, Secretary

\_\_\_\_\_  
Date