



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 Laverty #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 October 10, 2022, 5:30 p.m.

CALL TO ORDER

President Joan McCord called the meeting to order at 5:31 p.m.

ROLL CALL

Board members in attendance:

- Joanie McCord- President
- Oso Kennison- Vice President
- Jody Juneau - Secretary (via zoom)
- Pete Neff - Treasurer
- Ben Althoff - At Large
- Marilyn Laverty- At Large
- Kay Jenkins- At Large (on phone)

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

DISCUSSION/QUESTIONS -

APPROVAL OF MINUTES

The minutes of the August 15, 2022, meeting were approved as submitted. Motion made by Jody, seconded by Marilyn. No discussion from the board or audience. Passed 7 yeas.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:
Arrears Accounts as of Monday, October 10, 2022:
2 payment plans in place

- 1 account has been turned over to the CCOA attorney for collection
- 1 account resolved (property sold) that had been turned over to the CCOA attorney for collection
- ? late electric (waiting for updated QB file)
- ? unpaid fines (waiting for updated QB file)

Bank Account Balances (as of the close of business Friday, October 7, 2022)

- o Money Market \$ 86,355.04
- o General Fund \$ 59,319.92
- o Sewer/Construction Account \$ 70,945.02
- o Debt Service Reserve \$ 69,996.50
- o Asset Replacement \$ 38,997.00
- o Kitchen/Social \$ 2,966.34
- o Contingency Funds \$ 49,760.00

MANAGER'S REPORT: Colee noted that she spoke to Bonsai and they adjusted their bill to remove the rail repair expense. This job was completed by Joe, our maintenance man, and Billy Hicks, a volunteer member. The end of November is the projected repair date for the bridge's rotted timbers.

Colee met with the Building and Grounds Committee to discuss park projects. She has purchased 5 gallons of paint for the bathhouses. She met with Kay of the Capital Expenditures Committee about bids for repairing and painting the exterior of the lodge. Bids are around \$14,500 and they can't start until June 2023. The bids will be examined by the board, Park Manager, and Building and Grounds Committee. Areas that can be completed with volunteer effort will be explored.

Regarding the new well which needs to be drilled to replace the poorly performing south well, she has called 3 other well companies to get the third bid but some have not returned her calls or they don't want to come this far out. Bids #1 and #2 are \$10,000 for the first 100 feet, if it's PVC it will be 40.00 per foot, if its steel construction it will be 80.00 per foot.

There have been 101 dues increase ballots returned to date. The last day to return ballots is October 24, 2022.

Colee inquired as to what the board wanted to do with the electric bill from Halo Electric to convert the three bathhouses to the new electric system. The Wyoming and Illinois bathhouses have been completed. The Oregon bathhouse had problems that required

calling a second electrician. His bill will have to be deducted from the Halo Electric bill, but he is not finished yet.

A motion was made by Oso that we vote to pay Halo Electric for the work done on the Wyoming and Illinois bathhouses and withhold funds for the Oregon bathhouse until we get the final bill from Native Electric for correcting the problems. Seconded by Marilyn. No discussion from the board or audience. 6 yeas, Ben abstained.

NEW BUSINESS

1. Vote to approve clarifications made to the Rules and Regulations. Motion made by Ben, seconded by Marilyn. It was discussed that no wording was changed in the Rules and Regulations. Several items were separated into individual categories for clarity. One new item was added at the very end relating to Public Safety and Health. The Rules and Regulations can be viewed on the Chateau Chaparral website. After much discussion, Ben made a motion to call the question, seconded by Joanie. 6 yeas, no response from Kay.

2. Vote to approve repairs of rotted longitudinal and lateral timbers on the bridge. Motion made by Ben to table this issue until we get clarification on who provides the timbers, if Joe can replace the deck planks, if metal flashing is needed, etc., and possibly vote at our next board meeting, seconded by Jody. No discussion from the board or audience. Passed unanimously.

NEXT MEETING DATE. The next monthly Board meeting is scheduled for October 24, 2022, at 5:30 p.m.

Adjournment

There being no further business to discuss, Joan McCord adjourned the meeting at 6:42 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