



# 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 24, 2022, 5:30 pm

### 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 (sent proxy)
- Jody Juneau - Secretary (via zoom)
- Pete Neff - Treasurer
- Ben Althoff - At Large (via zoom)
- Marilyn Laverty- At Large
- Kay Jenkins- At Large

Also attending as the Treasurer/Office Manager, Denise Knapp, Lot 46, and Collee 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.

Carol Farren discussed a community she visited in Show Low, Arizona similar to Chateau, Juniper Ridge. Community members owned their lots and there were several amenities. She pointed out that when a new member bought a lot in Juniper Ridge, they were charged a \$2,800 fee. This money was put into contingency funds. She suggested that the board consider this type of fee at Chateau to assist with our contingency funds.

## APPROVAL OF MINUTES

The minutes of October 10, 2022, meeting were approved as submitted. Motion made by Marilyn, seconded by Ben. No discussion from the board or audience. 6 yeas, Kay abstained.

## FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of Monday, October 24, 2022:

- 1 payment plan in place
- 1 account turned over to the CCOA attorney for collection
- 2 late electric
- 0 unpaid fines

Bank Account Balances (as of the close of business Monday, October 24, 2022)

- o Money Market \$ 86,355.04
- o General Fund \$ 50,670.13
- o Sewer/Construction Account \$ 68,492.43
- 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

3rd Quarter Financials will be ready to post to the website by Friday.

Manager's Report:

Colee Kindall gave the Manager's Report as follows:

On Friday, our new maintenance person, Billy Hicks, and Colee, painted the Illinois bathhouse. There are 4 gallons of paint left over and these will be used for the Wyoming bathhouse.

Sam DeVenuta, of Bonsai Design, is working on a revised, detailed invoice for repairing the rotted timbers on the bridge. Bonsai agrees with our suggestion of a metal covering to prevent rainwater from running down the bridge treads and into the cracks, and onto the main structural members. He definitely thinks that is one of the main causes for the major rotting in addition to it being directly buried in the dirt where microbes are living. He sees no downside to installing the metal to redirect rainwater. Colee will begin getting estimates on the metal.

The stove in the lodge is hooked up.

Joe, our previous maintenance person, had health issues and is no longer employed by Chateau. He is available for smaller jobs and can be used as backup contract labor.

Billy will train Colee on the tractor soon to snow plow if necessary in the winter. Billy will also be caulking the south wall of the lodge. Hopefully, volunteers will paint the lodge in the spring.

SGM Engineering was contacted concerning the drawings for the sewer system but they have returned the call yet.

Shawn Shake, of A.S.A.P Drilling, will be meeting with Colee since the budget was approved, to verify the date he is planning on drilling down our existing well or digging a new well.

We will need to get bids from architects to draw a design for the cover for our sewerage facility. Once we have an architectural drawing, we will be able to begin getting bids on construction.

Colee will be working on a newsletter that will have many pictures of the recent Clean Up Day.

The Mobile Clinic will be scheduled for December 2, 2022, from 10 am - 2 pm. They will continue to try and come on the first Wed of each month. No mobile clinic in November.

Billy and Colee have committed to painting the Lodge. We will hope for volunteers as well in the spring.

We had a great Clean Up Day this past Saturday. Carol Farren is going to update on that: Carol reported that this past Saturday was the 4th Clean Up Day of the year. Twelve people showed up to work on the gazebo and visitor parking area, and ladder fuels were trimmed in the common areas.

The Firewise application has been submitted. Investing the equivalent of one volunteer hour (valued at \$25.43) per residential dwelling unit within the site's boundary in annual

wildfire risk reduction efforts is a requirement of the national recognition program's criteria for maintaining an "In Good Standing" status.

Chateau had:

649 volunteer hours in 2022

\$5,348 spent on fire mitigation

Total = \$23,870.64 which is 3x what we needed!

It takes 2-6 weeks to be approved as a Firewise Community. Next year, we will be able to look at grants available with the help of the Firewise Organization.

## NEW BUSINESS

1. Ratify dues increase vote.

The results are as follows:

There were 190 ballots counted.

For HOA Dues at \$760.00:

There were: 122 Yes, 67 No, 1 Abstain

That equals 64.6% Yes and 35.4% No.

For Sewer Assessments at \$595.00:

There were: 143 Yes, 47 No

That equals 75.3% Yes and 24.7% No.

Motion made by Pete to ratify the vote, seconded by Ben. No discussion from the board or audience. 6 yeas, Kay abstained.

2. Accept contract from Bonsai Designs for Bridge repair. Motion made by Pete, seconded by Marilyn. No discussion from the board or audience. 6 yeas, Kay abstained.

NEXT MEETING DATE. TBA.

## Adjournment

There being no further business to discuss, Joan McCord adjourned the meeting at 6:17 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