



**Chateau Chaparral
Owners Association**
10795 CR 197-A
Nathrop, CO 81236
(719) 395-8282



Board Members

President – Ben Althoff #153, 163, 221
Vice President – Jody Juneau #96, 119, 228,229
Secretary – Kay Jenkins #40, 244, 246
At Large – Pete Neff #99

Board Members

At Large – Jim Schmidt, #30, 54
At Large – Bobby Gulley, #251
At Large – Jack Couch #128

November 2, 2023, 11:00 a.m.

Call to Order

Ben started the meeting at 11:00 a.m.

Roll Call

Present: Ben Althoff, Jody Juneau, Kay Jenkins, Jim Schmidt,
Jack Couch
Absent: Pete Neff, Bobby Gulley
Also Present: Colee Kindall, Denise Knapp

Approval of minutes

Motion by Kay to approve the 7/24/23 Board Meeting Minutes.
Seconded and passed.

Scott Thomas of the Colorado Rural Water Association gave a water asset inventory presentation.

Manager's report

Colee Kindall reported.

The south wall of the lodge has been painted, lights are on the footbridge and the speed bump has been removed.
Colee will get insurance information associated with potentially adding a basketball hoop, tetherballs, and a swingset to the play area.

Treasurer's report

Denise Knapp reported.

Arrears Accounts as of November 2, 2023

- 1 account turned over to the CCOA attorney for collection
- 11 unpaid fines
- 2 payment plans in place
- 1 past due assessments
- 1 late fees and/or special postage fees

Bank Account Balances as of November 2, 2023

General Operational Account	71,075.00
Sewer Account	85,647.34
Social Committee Fund	2,508.19
Contingency Account	64,549.00
Money Market Reserve	86,817.06
Debt Service Reserve	77,920.50
Asset Replacement Reserve	43,330.00

Denise asked that the Board give Genesis one time access to the online accounts because they are having difficulty reconciling September bank statements and need images of the checks.

Jody moved to vote to allow Genesis one time access.

Seconded and approved. Kay voted no.

Jack moved to vote to authorize moving \$6,500 from water maintenance to building maintenance so repairs can be made to the bathhouses.

Seconded and approved.

No one has been found to take on the paid treasurer's position. Denise Knapp has agreed to stay on until spring.

ONGOING BUSINESS

Kay Jenkins reported that the backflow valves/vacuum breakers were successfully removed from over 300 frost proof hydrants before the first hard freeze, and thanked several volunteers for their help. An estimate of up to 30 percent of the hydrants were holding water when the devices were removed. Jody Juneau condemned their removal and insisted they be put back on. It was agreed that information verifying the alleged illegality of removing backflow devices from our hydrants/having hydrants without devices on them during the winter, would be provided to Kay.

Colee Kindall agreed that written documentation will be provided for: the possibility of receiving loan forgiveness for our sewer project debt, and the state mandate/future state requirements related to a SBR cover.

NEW BUSINESS

Motion by Jody to Ratify e-vote allowing our attorney to send an owner a compliance letter.
Seconded and passed

Motion by Jody to Ratify e-vote making Colee Kindall, Park Manager, administrator of Chateau's Sam.gov (System for Award Management) online account.
Seconded and passed.

Motion by Jody to Ratify e-vote to paint south side of lodge.
Seconded and passed.

Motion by Kay to Ratify approval of 10/12/23 Board Meeting Minutes.
Seconded and passed.

Motion by Jody to Vote to approve Karen Gohler for the Building and Grounds Committee.
Seconded and passed.

Ben Althoff presented information about Chateau Chaparral rental requirements, Firmin's opinion, and how to move forward. Members expressed concerns about the wording in the governing documents being accurately communicated to Firmin. The importance of Member's involvement was emphasized. The Condominium Declaration can be amended with a 67% vote of 306 lots, and can be accomplished without redoing the entire document. Jody will arrange a meeting time with David Firmin so he can address questions and concerns. Denise will request an estimate of legal costs associated with an amendment. Kay agreed to communicate with the association membership about the rental issue as we move forward.

MEMBERSHIP COMMENTS/QUESTIONS

Question: Are we allowed to stop taking care of the lodge?
The entire park is held as collateral in a deed of trust, including the lodge. Additionally, The Board of Managers is obligated to take care of all of the general common elements.

Next Meeting: Thursday, November 16, 2023, 1:00 p.m.

Executive session, past due accounts

Adjournment

Ben ended the meeting at 2:12 p.m.