



**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

**Board of Managers Meeting Minutes
November 30, 2023, 1:00 p.m.**

Call to Order

Ben started the meeting at 1:00 p.m.

Roll Call

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

Approval of minutes

Motion by Kay to approve the 11/16/23 Board Meeting Minutes.
Seconded and passed.

NEW BUSINESS

David Firmin, CCOA's attorney, answered a list of written questions from the Board and from Members.

With the Board's approval, the recorded Zoom meeting is available to watch. The written questions are attached below.

Some responses are paraphrased below.

...renting...

Any use restriction of property, ie renting, must be in the Condominium Declaration.

The Declaration may be amended with rental regulations...(no need to wait for the updating of entire document).

Renting is not considered to be a business and does not fall under "commercial purposes or activities", EVEN for an LLC.

Renters may be charged a use fee for water/sewer/and other common general elements maintenance expenses.

...CC architectural guidelines and Chaffee County requirements...

Chateau Chaparral has no authority to enforce county codes.

Chateau Chaparral may enforce CC rules/regulations.

What has been done in the past does not constitute a waiver moving forward.

...compliance...

Fines are assessed per violation, not per year, with a maximum total of \$500.

...authority of the Board of Managers...

The Board of Managers may amend the bylaws on its own, with the exception of CD special protective covenants or a bylaw specifically identified as unchangeable by the Board.

The Board may determine the use of common general elements.

...Membership vote for dues increases...

Since budget ratification is considered the realm of dues/assessment increases, a subsequent vote is not necessary.

MEMBERSHIP COMMENTS/QUESTIONS

Questions, comments, and concerns were raised about the direction Chateau Chaparrel will take as we negotiate increased demand on our infrastructure, water supply, and need to update our governing documents.

Next Meeting: Thursday, December 14, 2023, 1:00 p.m.

Adjournment

Ben ended the meeting at 2:22 p.m.

Secretary's Certificate

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

Kay Jenkins, Secretary