



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
January 11, 2024, 1:00 p.m.**

Call to Order

Ben started the meeting at 1:02 p.m.

Roll Call

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

Approval of minutes

Motion by Kay to approve the 12/14/23 Board Meeting Minutes.
Seconded and passed.

Manager's report

Colee Kindall reported.

The CCOA newsletter will be limited to two per year.
The water asset inventory is nearing completion.
Bobby will put Neighbors to Neighbors on Facebook.
Derek is calculating dry ice needed for shocking the south well, and is searching for leaks in the water system.
Ed is working on the men's bathroom in the Lodge.

Treasurer's report

Denise Knapp reported.

Arrears Accounts as of January 8, 2024

- 4 unpaid fines
- 2 payment plans in place
- 1 account turned over to the CCOA attorney for collection

Bank Account Balances as of January 11, 2024

General Operational Account	49,494.69
Sewer Account	70,766.40
Social Committee Fund	2,462.32
Contingency Account	62,997.80
Money Market Reserve	86,925.91
Debt Service Reserve	77,920.50
Asset Replacement Reserve	43,330.00

\$1,551.20 was transferred from the Contingency Account into the the General Operational Account to reimburse the cost of security cameras and related equipment.

Motion by Jody to raise the limit on Derek's credit card to \$1,500.00.
Seconded and passed.

ONGOING BUSINESS

Motion by Jody to approve CCOA joining COWARN.
Seconded and passed. Kay abstained.
Discussion: A procedures policy will be created.

Motion by Jody to approve the new water policy.
Seconded and passed. Kay voted no.

NEW BUSINESS

Motion by Jody to release David Firmin's opinions about CCOA water hydrants.
Seconded and passed.

Motion by Bobby to approve as members of the Activity Committee:
Megan Gulley, Jaime Larson, Lori Noranjo, Amy Volturo, and Peggy Gulley.
Seconded and passed.

Motion by Jody to appoint Ben Althoff, (and Bobby gully as an alternate), to bid on lot #210 at the 3/6/2024 Sherriff's sale for the amount owed to Chateau Chaparral Owners Association.
Seconded and passed.

Motion by Bobby to approve item A, discussed in executive session.
Seconded and passed.

Executive session Item B was tabled pending communication with the Member.

MEMBERSHIP COMMENTS/QUESTIONS

No comments or questions.

Next Meeting: Thursday, January 25, 1:00 p.m.

Adjournment

Ben ended the meeting at 1:54 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