



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 January 25, 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 1/11/24 Board Meeting Minutes.
Seconded and passed.

Manager's report

Colee Kindall reported.

The water asset inventory is nearing completion.

Colee and Derek will present information about the water system during a work session scheduled for February 8.

Ben, Jody, and Colee will update rules and regulations associated with compliance which the Board will vote on.

RV parking in common property parking areas and providing SWAG to new owners will be discussed at a future Board Meeting.

Per Colee's request;

Jody moved to pay the CCOA Maintenance Person \$30.00 per hour when trenching for CCOA repairs.
Seconded and passed.

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 25, 2024

General Operational Account	114,173.43
Sewer Account	70,193.69
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

Quickbooks purchase will be put on hold until new treasurer's position is determined.

NEW BUSINESS

Motion by Jody to approve the 2024 budget reallocation of funds.

Seconded and passed. Kay voted no.

Discussion about being asked to reallocate budget funds before receiving the Fourth Quarter financial statements, (in order to have accurate information about carry-over amounts, spending, etc.).

Discussion about the 2023 to 2024 carry-over amounts appearing to be incorrect.

Per Megan Gulley's request;

Jody moved to change the name of the Activity Committee to the Revive and Thrive Committee.

Seconded and passed.

Megan Gulley presented a report about the Revive and Thrive Committee, (see attached report), and will be emailing a survey to the Members requesting their input.

MEMBERSHIP COMMENTS/QUESTIONS

No comments or questions.

Next Meeting: Thursday, February 8, 12:30 p.m.

A Board of Manager's work session meeting will follow, at 1:00 p.m.

Adjournment

Jody ended the meeting at 1:52 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