



# 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 March 23, 2023, 1 p.m.

### CALL TO ORDER

President Joan McCord called the meeting to order at 1:02 p.m.

### ROLL CALL

Board members in attendance:

- Joanie McCord- President
- Oso Kennison- Vice President
- Jody Juneau - Secretary
- Pete Neff - Treasurer
- Ben Althoff - At Large
- Marilyn Laverty- At Large
- Kay Jenkins- At Large

**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. - no discussion or questions

### APPROVAL OF MINUTES

**MOTION** by Jody:

Move that the board shall approve the minutes of the 12/15/22 meeting.

Seconded and passed. Dissenting: Kay

**MOTION** by Jody:

Move that the board shall approve the minutes of the 1/26/23 meeting.

Seconded and passed. Dissenting: Kay

## FINANCIAL REPORT

Pete gave the Treasurer's report as follows:

Treasurer's Report Notes

March 23, 2023

Arrears Accounts as of Thursday, March 23, 2023:

- 1  payment plan in place
- 1  account turned over to the CCOA attorney for collection
- 3  unpaid fines

Bank Account Balances (as of the close of business Wednesday, March 22, 2023)

Money Market	\$ 86,382.80
General Fund	\$ 169,528.44
Sewer/Construction Account	\$ 52,828.86
Debt Service Reserve	\$ 77,920.50
Asset Replacement	\$ 43,330.00
Kitchen/Social	\$ 2,651.34
Contingency Funds	\$ 49,760.00

All USDA commitments have been paid/met for 2023. \$82,000 remains to be transferred into the Sewer/Construction account once the remaining outstanding assessments are collected and deposited.

Manager's Report:

Colee Kindall gave the Manager's Report as follows:

The lodge's 24/7 access door is now coded. This is the door leading to the hall by the bathroom/shower. Two more cameras have been installed and the others will be up shortly. The database of owners has been cleaned up. All databases have been rolled into one. Colee used the county website to verify the deed record date for each lot and entered it into the database. This combined database will make things much easier at election time when ballots have to be mailed to all owners.

A meal after the three general meetings was discussed. There will be a callout for volunteers to do a barbecue after the general meetings. The newsletter will be emailed to all members soon. We will go to a quarterly newsletter schedule. A movie or fire night might be scheduled in April. Ben volunteered to assist.

Three bids have been acquired for the roll-off. We will get a 40-yard can which will be delivered on June 13. The question of whether to get pheromone pouches for the trees in

the area of the beetle-infested tree on Oregon. Oso volunteered to go inspect and count the ponderosas around the beetle-infested tree.

NEW BUSINESS

1. MOTION by Pete:

Move that the board shall decline terrorism insurance.

Seconded and passed.

2. Chaffee Chips is coming to Chateau on May 10, 2023.

We have been picked by Chaffee Chips to be one of the seven communities in Chaffee county that they will help with fire mitigation. Between now and May 9, owners can cut and stack branches and trees at the curb of our lots. On May 10, Chaffee Chips will come with chippers and other machinery to pick up and chip the piles. We keep the chips for use in our common areas. This is a free service. All thanks go to Carol Farren, chairperson of the Building and Grounds Committee who set this up in conjunction with our Firewise forester, Josh Kuehn. To learn more go to <https://envisionchaffeecounty.org/chaffee-chips/>

NEXT MEETING DATE: TBA

Adjournment

There being no further business to discuss, Joan McCord adjourned the meeting at 1:53 p.m.

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