



**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
March 7, 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
Absent: Bobby Gulley
Also Present: Colee Kindall, Denise Knapp

Approval of minutes

The 2/22/2024 Board Meeting Minutes will be voted on at the next Board Meeting.

Manager's report

Colee Kindall reported.
Derek has the programming pumps functioning, and continues to search for leaks in the water system.
Pending a yes vote for associated insurance, the tetherballs will be installed in June.
The roll-off arrival will be scheduled for June 21.

Treasurer's report

Denise Knapp reported.

Arrears Accounts as of February 12, 2024

- 1 unpaid fine
- 1 payment plan in place
- 1 account turned over to the CCOA attorney for collection; sold at Sheriff's sale 3/6/24

Bank Account Balances as of March 7, 2024

General Operational Account	53,954.50
Sewer Account	225,236.03
Social Committee Fund	2,462.32
Contingency Account	62,997.80

Money Market Reserve	87,032.82
Debt Service Reserve	79,242.50
Asset Replacement Reserve	47,663.00

The General Operational Account is still waiting on about 140 lot owners to pay dues. The Sewer Account is fully funded.

ONGOING BUSINESS

Jody moved to approve the 2024 Budget revisions dated 1/27/2024. Seconded and passed. Kay voted no.

Jody moved to approve the addition of tetherball equipment to the CCOA insurance plan.

Seconded and passed.

NEW BUSINESS

Denise requested adding a new water category to CCOA assessments. The bylaws need to be changed so it can be added before a vote can take place.

Lot 210 sold and our attorney will follow up with paperwork.

Compliance letters need to be sent via certified mail, per HOA attorney David Firmin's recommendation, (offered at a previous meeting).

After Board approval, an email will be sent to Members asking for their input concerning rentals at Chateau Chaparral.

MEMBERSHIP COMMENTS/QUESTIONS

Danny Fondren, lot 33, raised concerns about unnecessary water hydrant repairs and the need for accurate wording in the rent regulations email/survey.

Next Meeting: Thursday, March 21, 1:00 p.m.

Adjournment

Ben ended the meeting @ 3:14 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