



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, 228, 229, 119
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 #228

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 April 4, 2024, 1 pm

CALL TO ORDER

Vice President Jody Juneau called the meeting to order at 1 p.m.

ROLL CALL

Board members in attendance:

Ben Althoff- President
 Jody Juneau- Vice President
 Kay Jenkins - Secretary
 Pete Neff - At Large
 Jim Schmidt - At Large
 Bobby Gulley - At Large
 Jack Couch - At Large

Also attending as the Treasurer/Office Manager, Denise Knapp, Lot 46, and Colee Kindall, CCOA Manager.

APPROVAL OF MINUTES

MOTION by Jim Schmidt: Move that the board shall approve the minutes of the March 21, 2024, meeting. Seconded and passed.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Treasurer's Report Notes April 4, 2024
Arrears Accounts as of April 4, 2024:

1 unpaid fine
 1 payment plan in place (sale is set to close)

I have not yet received the updated file reflecting late assessments

Bank Account Balances (as of April 4, 2024)

Money Market \$ 87,088.11

General Fund \$ 170,284.09

Sewer/Construction Account \$ 145,039.23

Debt Service Reserve \$ 79,242.50

Asset Replacement \$ 47,663.00

Kitchen/Social \$ 2,462.32

Contingency Funds \$ 62,997.80

Manager's Report:

Colee Kindall gave the Manager's Report as follows:

The Fire Department will be contacted regarding a grant for fire extinguisher stations. The newsletter will feature local services, photos from members, and a recipe corner. The attorney needs to be contacted about certified letters vs certificate mailing. Drainage issues were discussed. "Wash at your own risk" disclaimers will be put up in the laundry room.

OLD BUSINESS

1. Update on renter policy. Survey emails were sent out to the membership (letters to those with no emails) concerning owner preference for a renter policy. We received 118 responses with 112 clear votes on preference. The totals were:

1. No rentals at Chateau. (Current renters grandfathered in until they move) 50 votes
2. I want owners to be able to rent empty lots only, not units. 29 votes
3. I want owners to be able to rent lots or units up to 10% of total lots. 6 votes
4. I want no restrictions on rentals. 27 votes

The board will use these results to continue a decision-making process regarding creating an amendment to the condo declaration regarding rentals in Chateau.

2. Vote to approve Animal Policy. MOTION by Jim Schmidt: Move that the board shall approve the Animal Policy. Seconded and passed.

DISCUSSION/QUESTIONS - None.

NEXT MEETING DATE. The next monthly Board meeting is scheduled for April 18, 2024, at 1 p.m.

Adjournment

There being no further business to discuss, Jody Juneau adjourned the meeting at 2:10 pm.

VICE PRESIDENT'S CERTIFICATE

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

Jody Juneau, Vice President

Date