



Chateau Chaparral Owners Association

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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 June 26, 2023, 1 pm

CALL TO ORDER

President Joan McCord called the meeting to order at 1:00 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

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

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.

APPROVAL OF MINUTES

MOTION by Jody: Move that the board shall approve the minutes of the May19, 2023, meeting. Seconded and passed.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of June 25, 2023:

- 1 account turned over to the CCOA attorney for collection
- 0 unpaid fines
- 2 payment plans in place & 1 awaiting signatures
- 5 past due assessments
- 3 late fees and/or special postage fees

Bank Account Balances (as of June 25, 2023)

- o Money Market \$ 86,544.64
- o General Fund \$ 134,021.65
- o Sewer/Construction Account \$ 117,445.79
- o Debt Service Reserve \$ 77,920.50
- o Asset Replacement \$ 43,330.00
- o Kitchen/Social \$ 2,512.44
- o Contingency Funds \$ 64,549.00

Finance committee will be meeting Fri. and will need to know any needed line items and contingency fund requests.

Foreclosure lawsuit was filed June 10 and respondent has until July 3 to respond. If no response, a default judgment will be filed.

Manager's Report:

Colee Kindall gave the Manager's Report as follows:

Compliance letters have gone out to all owners out of compliance. A total of 185 letters were sent to owners. Our roads are getting some attention thanks to one of our volunteer owners, Hank Hladik. Roadbase was purchased and Hank spent considerable time this week filling potholes and smoothing the road. If you see Hank on the tractor please give him a thanks or a thumbs up! After the General Membership Meeting on Saturday, we will have a barbecue with music. CCOA will provide hamburgers, hot dogs, potato salad, and baked beans for a donation. Music will be by Matt Lanning.

At our General Membership Meeting on Saturday, we will have a presentation by Michael Kunkel of the Dark Sky Initiative. The dark-sky movement is a "campaign to reduce light pollution. The advantages of reducing light pollution include an increased number of stars visible at night, reducing the effects of electric lighting on the environment, improving the well-being, health and safety of both people and wildlife, and cutting down on energy usage."

NEW BUSINESS

1. Vote to create a rule regarding trenches to state: “All excavation and trenching shall be in strict compliance with the applicable Occupational Safety and Health Administration (OSHA) rules and regulations. All open excavations shall be properly barricaded to protect vehicles and pedestrians. No trench shall remain open for more than 90 days without board approval.” Motion by Jody: Move that the board postpone until consultation with our attorney. Seconded and passed without dissent.

2. Vote to revise Winter Water requirements in the Architectural Code to state:

I. WINTER WATER REQUIREMENTS:

i. Any residence occupied between November 1st and April 1st must have winter water or occupants must dry camp with no connection to CCOA’s water system.

ii. The lot owner must ensure that piping between the park’s main line and the frost-proof hydrant is Schedule 40 or greater. The winter water valve will be placed **before** the frost-proof hydrant and the residence.

iii. The winter water valve shall be an AY McDonald Curb Stop Valve with a drain back feature to prevent freezing of the main line servicing the unit. An eight-inch (8”) brass nipple shall be installed on either side of the winter water valve.

iv. The winter water valve and water line to the residence must be installed to a minimum depth of five feet (5’) or to the depth of the main water line whichever is the lesser depth.

v. In the event that piping from the main to the frost-proof hydrant does not meet this requirement it must be replaced with the proper material. Costs associated with this upgrade shall be paid by Chateau Chaparral Owners Association.

vi. Heat tape is required to be used with winter water installations. (See Winter Water Requirements form for illustration)

vii. All winter water plumbing-related work will require a signed County Plumbers Permit with the application in the office.

Motion by Jody: Move that the board postpone until consultation with our attorney. Seconded and passed without dissent.

3. Vote to revise the Architectural Code to state:

2. J. ELECTRICAL - All construction-related electrical work will require a County Electrical Permit **to be included with the application in the office.**

Motion by Jody: Move that the board postpone until consultation with our attorney. Seconded and passed without dissent.

4. Vote to approve Troy Brown, lots 6 & 86, as a member of the Architectural Committee. MOTION by Oso: Move that the board shall approve Troy Brown as a member of the Architectural Committee. Seconded and passed without dissent.

5 Set the agenda for July 1, 2023, General Membership meeting. The agenda was set for the July 1, 2023, General Membership meeting. Brady will be asked to be Seargent at Arms. Ben and Jody will work the sign in table. Ben will verify a quorum.

NEXT MEETING DATE. The next Board meeting will be the General Membership Meeting which is scheduled for July 1, 2023, at 10 a.m.

Executive Session

The Board met in Executive Session on June 26, 2023, at 2:07 p.m. to discuss personnel matters.

Executive Session ended at 3:01 p.m.

The Board re-adjourned at 3:02 p.m. No items needed to be voted on.

Adjournment

There being no further business to discuss, Joan McCord adjourned the meeting at 3:04 pm.

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