



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 – Jennifer Schiavone #221
At Large – Don Henning #31

Board Members

At Large – Joanie McCord #143
At Large – Kristi Davis #100
At Large – Jack Couch #128

Board of Directors Minutes of Regular Meeting October 10, 2024, 3 pm

CALL TO ORDER

President Ben Althoff called the meeting to order at 3 p.m.

ROLL CALL

Board members in attendance:

Ben Althoff- President
 Jody Juneau- Vice President
 Jennifer Schiavone - Secretary
 Kristi Davis - Treasurer
 Don Henning - At Large
 Joanie McCord - At Large
 Jack Couch - At Large

Also attending as the Treasurer, Denise Knapp, Lot 46, Colee Kindall, CCOA Manager, Ed Doucet, Lot 69, Maintenance Manager.

APPROVAL OF MINUTES

Motion by Joanie: Move that the board shall approve the minutes of the 9/26/24, board meeting. Seconded and passed without dissent.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of September 26, 2024:

1 delinquent account (turned over to attorney for collection)

1 payment plan in place

Bank Account Balances (as of October 10, 2024)

o Money Market \$ 87,415.20

o General Fund \$ 78,461.20

o Sewer/Construction Account \$ 107,320.17

o Debt Service Reserve \$ 79,242.50

o Asset Replacement \$ 39,863.00

- o Kitchen/Social \$ 4,798.18
- o Contingency Funds \$ 143,268.80

Manager's Report:

Colee Kindall gave the Manager's Report as follows: Colee has contacted the manufacturer of the washing machines to get information on the addition of another slot in order to increase the price of washing. There is a new realtor page on the website. Realtors call the office frequently to make inquiries and they can now be directed to the website to the realtor page. This page will include information about the Membership Fee, dues amounts, and insurance.

The bridge gate was completed. The code is the same as the bathhouse and laundry room code. Hopefully, this will serve as a deterrent to our trespasser problem.

Maintenance Report:

Ed Doucet gave the Maintenance Report as follows: The sides of the bridge fencing by the gate will be raised to discourage any trespassers from bypassing the gate. Ed and Derek (our water technician) are trying to locate a leak in the park. They have narrowed it down to somewhere on California St. They are getting a sonic reader on Saturday to narrow it further down.

OLD BUSINESS:

1. Discuss/vote to approve changes to the CCOA Building Requirements as presented. The CCOA Building Requirements were discussed and amended. Motion by Joanie: Move to amend the changes as presented. Seconded and passed without dissent.

NEW BUSINESS

1. Vote to remove Grant Goler, David Schmidt, and Jim Schmidt from the Architecture Committee. Motion by Jody: Move to remove Grant Goler, David Schmidt, and Jim Schmidt from the Architecture Committee. Seconded and passed without dissent.

2. Vote to approve Teale Kocher (Lot 225), Linda Mortensen (Lot 141), Ed Doucet (Lot 69) and Bobby Gulley (Lot 251) for the Architecture Committee. Motion by Jack: Move to approve Teale Kocher (Lot 225), Linda Mortensen (Lot 141), and Bobby Gulley (Lot 251) for the Architecture Committee. Seconded and passed without dissent.

3. Vote to add Kristi Davis as a signatory as Treasurer, continue Ben Althoff, and remove Denise Knapp from the Chateau bank accounts. Move by Jody. Motion to add Kristi Davis as a signatory as Treasurer, continue Ben Althoff, and remove Denise Knapp from the Chateau bank accounts. Seconded and passed without dissent.

4. Discuss Conduct of Meetings Policy. This was tabled until the next meeting.

5. Vote to approve the installation of a culvert at the top of New Mexico St. to divert drainage and storm runoff away from the base of the bridge. This will utilize an 18-inch culvert and cost \$4,698. It will done in-house by our Maintenance Manager, Ed Doucet, saving us much money rather than if we had contracted with a construction company.

Ed summarized the project: The price is for equipment and materials. Both sides of the culvert will have a rock base to control the flow of water entering and exiting the culvert. Due to the sewer, electrical, and fiber optic cables, the roadway will also need to be built up. This roadway work should not take more than a week to complete however, this road section will need to be closed down for the duration of the project. It's important to note that ground temps are starting to cool down and the mountains are starting to show signs of winter. If approved I believe we can complete this project before winter.

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.

A member inquired about a building project going on near her lot. Our Park Manager will inspect this week. A member inquired about the survey requirement. Ben replied that surveys will only be required for new construction or fence placement to verify property lines.

NEXT MEETING DATE. The next monthly Board meeting is scheduled for October 24, 2024.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 3:40 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, Vice President

Date