



Chateau Chaparral Owners Association

10795 CR 197-A
Nathrop, CO 81236
(719) 395-8282



Board Members

President – Ben Althoff #153, 163
Vice President – Jody Juneau #96, 228, 229, 119
Secretary – Jen Schiavone #221
At Large – Don Henning #31

Board Members

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

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 November 21, 2024, 3:00 p.m.

CALL TO ORDER

President Ben Althoff called the meeting to order at 3:01 p.m.

ROLL CALL

Board members in attendance:

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

Also in attendance:

- Colee Kindall, CCOA Manager
- Ed Doucet, CCOA Maintenance 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 Joanie: Move that the board shall approve the minutes of the October 24, 2024 meeting.
Seconded and passed without dissent.

FINANCIAL REPORT

Arrears Accounts as of November 21, 2024:

- 1 → delinquent account (turned over to attorney for collection)
- 1 → payment plan in place

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Bank Account Balances (as of November 21, 2024)

○ Money Market	\$ 87,470.73
○ General Fund	\$ 51,707.51
○ Sewer/Construction Account	\$ 99,959.34
○ Debt Service Reserve	\$ 79,242.50
○ Asset Replacement	\$ 39,863.00
○ Kitchen/Social	\$ 5533.18
○ Contingency Funds	\$ 143,268.80

MANAGER'S REPORT

- **Architecture Committee update:** We have the last of the applications pending review by the committee and board liaison. After this, the board of managers has decided that we will continue to accept new placements with surveys until the moratorium is lifted in April.
- **Security update:** Ed and I discussed hanging the 2 cameras we have left over from last year in 2 areas of the lodge. One at the front entrance and one in the lobby outside the office. Right now there is a gap area in the lodge that is not covered by camera security. My thought is if we purchase another coin machine, it will be covered by security near or in the office.
- **Lot Compliance:** The next inspection is on 11/29/2024.
- **For more information from the Manager's Report:** see email from CCOA Manager sent to your inbox on 11/21/2024.

MAINTENANCE MANAGER'S REPORT

- **Bridge culvert project:** pushed to spring 2025 so ground is thawed to better support the work.
- **Bath house roof replacement project:** Wyoming and Illinois locations only; gathering bids and cost information on metal and traditional roofing solutions and weighing contracted vs. in house labor approach. Working with CCOA Treasurer on budget.
- **Water leak issue not resolved:** may need to walk individual properties and listen for water.

OLD BUSINESS

1. Discussion on the timing for sending renter ballot to membership
 - Outcome: wait until January to avoid holiday attention gap.
2. Discussion on tracking forms for owner permission and water upgrade status database
 - Outcome: Colee to draft checklist for board to review.
3. Vote to amend the Water Service Policy as presented
 - Outcome: vote postponed; reworking policy language.

NEW BUSINESS

1. Discuss 2024 strategic accomplishments and 2025 strategic priorities
 - Ex: bylaws, resident communications, new website, etc.
 - In depth discussion will take place early 2025

- In the meantime, Secretary will get a website brainstorm scheduled

NEXT MEETING DATE

The next monthly Board meeting is scheduled for 12/5, 2024, 3 p.m.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 4:10 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.

Jen Schiavone, Secretary

Date