



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 December 5, 2024, 3:00 p.m.

CALL TO ORDER

Vice President, Jody Juneau, 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 November 21, 2024 meeting. Seconded and passed without dissent.

FINANCIAL REPORT

Arrears Accounts as of December 5, 2024:

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

Bank Account Balances (as of November 21, 2024)

○ Money Market	\$ 87,526.29
○ General Fund	\$ 45,106.93
○ Sewer/Construction Account	\$ 95,021.49
○ Debt Service Reserve	\$ 79,242.50
○ Asset Replacement	\$ 39,863.00
○ Kitchen/Social	\$ 5,533.18
○ Contingency Funds	\$ 143,268.80

Discussion: should we do monthly finance reports instead of every board meeting? There's little in accounts fluctuation week to week. Tabled for a decision in 2025.

MANAGER'S REPORT

- Overbilling in Waste Management account resolved 12/4 and just waiting for it to be reflected in our account.
- Laundry charge going up from 1.75 to 2.00; board previously approved going to 2.75.
- Need new dryers in the lodge, it costs more to repair them at this point than its worth.
- Dates to election committee
- Exploring adding additional security cameras in bathhouses.
- Lot compliance issues from July all cured.

MAINTENANCE MANAGER'S REPORT

- Ed Doucet now on the CCOA architectural code committee.
- Snowstorm over Thanksgiving brought more snow than expected and there have been challenges with melting and breaking up the ice.
- Experiencing vandalism in bathhouses.
- Working to complete bathhouse roofing materials purchase before 2024 budget closes.
- Exploring purchasing a sand spreader to assist with winter ice melting needs on roadways and in community parking areas.
- Bridge gate and Illinois bathhouse locks are freezing when it's really cold, Ed will address next time it happens.
- Adjusting the bridge light timer back to standard time.
- Still working on resolution to water leak issue, expect more water shut-offs as the work continues.

OLD BUSINESS

1. Vote to amend the Water Service Policy as presented – discussion, vote postponed.
2. Vote to approve the Rules and Regulations as presented – discussion, vote postponed.

NEW BUSINESS

- None

NEXT MEETING DATE

The next monthly Board meeting is scheduled for Jan 16, 3 p.m.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 3:57 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

Executive session: Move to drop the lien against lot 127