



# 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  
Treasurer - Kristi Davis #100  
Secretary – Jen Schiavone #221

## Board Members

At Large – Joanie McCord #143  
At Large – Jack Couch #128  
At Large – Don Henning #31

## Board of Directors Minutes of Regular Meeting January 16, 2025, 3:00 p.m.

### CALL TO ORDER

President Ben Althoff called the meeting to order at 3:00 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 attending: Colee Kindall, CCOA Manager and 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 Jody: Move that the board shall approve the minutes of the December 5, 2024 meeting.  
Seconded and passed without dissent.

### TREASURER'S REPORT

**Collection of Dues – Approximately \$50,000**

**Arrears Accounts** as of December 5, 2024:

- 1 delinquent account (turned over to attorney for collection)
- 1 payment plan completed
- 1 new delinquent account, did not make the last 2 payments of the year
- Bank Account Balances (as of November 21, 2024)
  - Money Market-0644 \$ 87,580.10
  - General Fund- 2509 \$ 46,539.66
  - Sewer/Construction Account -9099 \$ 95,021.49
  - Debt Service Reserve -3629 \$ 79,242.50
  - Asset Replacement - 9099 \$ 39,863.00
  - Kitchen/Social -9414 \$ 5533.18
  - Contingency Funds- 7516 \$ 143,268.80

## MANAGER'S REPORT

- **Water:** still working to identify unknown leak
- **Security:** three new cameras on order for Illinois bathhouses and bridge gate.
- **Website:** check out the new realtor page in manager's report - dues and survey information can be found here.
- **End-of-year CCOA sales:** 39 total for 2024 - nine more sales than the previous year.
- **Renter ballot mailing:** finalizing database and preparing envelopes to mail later this month.
- **Architectural applications:** please hold on submitting until April 16.
- **Grant funding:** EPA released application for emergency grant funding; planning to submit for sewer cover.

## MAINTENANCE REPORT

- **Water:** leak issues not fully resolved, but making progress.
- **Road sander:** sander is in and installed on truck; working through issues with the size of sand we use.
- **Bathroom roof replacement:** resident with roofing skills - can Ed enlist him to help as a volunteer or in exchange for dues discount? Board discussion: can't trade work for dues, but can contract resident to be paid for the work.

## OLD BUSINESS

1. Vote to approve amended Rules and Regulations related to grass landscaping

Motion by Joanie: Move that the board shall approve the amended Rules and Regulations as presented related to grass landscaping. Seconded and motion denied

2. Vote to approve amended Water Policy

Motion by Jody: Move that the board shall approve amended Water Policy as presented related to the removal of hydrants. Seconded and passed without dissent.

3. Vote to approve dryer purchase for the lodge

Motion by Joanie: Move that the board shall approve the purchase of a new dryer for the lodge. Seconded and passed without dissent.

**NEW BUSINESS**

- 1. Vote to adjust the 2025 budget to reflect the correct carryover.

Motion by Joanie: Move that the board shall vote to adjust the 2025 budget to reflect the correct carryover from 2024. Seconded and passed without dissent.

Motion by Joanie: Move that the board shall approve option C for the reallocation to the expense budget. Seconded and passed without dissent.

- 2. Vote to approve the solicitation document and ballot for the proposed rental Amendment to the Declaration.

Motion by Don: Move that the board shall approve the solicitation document and the ballot for the proposed rental Amendment to the Declaration. Seconded and passed with one nay.

- 3. Approve Water Leak Emergency Procedure as presented. Vote postponed so language can be amended.

- 4. Discuss Fire Marshal inspection results. Improvements to emergency lights, commercial range, and extension cord usage in the lodge planned to address safety risks pointed out by the Fire Marshal. Full report will be posted on the website.

- 5. Lot 264 - Request not to pay for water and sewer invoice. Board discussion; seeking legal advice from CCOA attorney.

**NEXT MEETING DATE**

The next monthly Board meeting is scheduled for January 30, 2025, 3 p.m.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 4:50 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