



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 February 13, 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 January 13, 2025 meeting.
Seconded by Joanie, and passed without dissent.

TREASURER'S REPORT

As of January 30, 2025

Membership Fees for 2025 = 650.04 (2024 was 586)

Arrears Accounts as of January 24, 2025:

- 1 delinquent account (turned over to attorney for collection)
- 1 new delinquent account (did not fulfill Payment plan)

Bank Account Balances (as of November 21, 2024)

o Money Market-0644	\$ 87,580.10
o General Fund- 2509	\$ 68,584.75
o Sewer/Construction Account -9110	\$ 87,075.46
o Debt Service Reserve -3629	\$ 79,242.50
o Asset Replacement - 9099	\$ 39,863.00
o Kitchen/Social -9414	\$ 5533.18
o Contingency Funds- 7516	\$ 143,268.80

MANAGER'S REPORT

- **Election update:** about 100 election ballots have been returned; only two sent returned to sender, which have since been picked up.
- **Lodge dryers:** the dryer unit the board selected initially approved by the board is no longer available; once the board approves the new dryer option, it will be ordered and installed.
- Preparing for upcoming board working session

MAINTENANCE REPORT

- **Water issues update:** ongoing issues on New Mexico and Wyoming; root cause is likely frozen lines that aren't thawing due to insufficient sunlight and more frequent freeze-thaw cycles this winter. Renting ground heaters to attempt to thaw the lines; may be a need to replace lines.

OLD BUSINESS

1. Revote on new dryer bids

Motion by Joanie: Move that the board shall approve the amended dryer purchase. Seconded and passed without dissent.

NEW BUSINESS

1. **Discuss status of CCOA truck:** discussion of CCOA truck replacement options; board and maintenance manager will research options for selling vs fixing, with the goal of eventually purchasing a newer, reliable park truck.

2. **Discuss and consider roof bid:** bathhouse roof replacement plan tabled for now; water issues are more pressing and need to be resolved first.

3. **Vote to approve Visionary Broadband fiber optic internet agreement:** in discussing the potential agreement, the board identified aspects that need to be reviewed by the CCOA attorney, and details that need to be answered by the vendor. Vote postponed.

4. **Discuss setting and determining an agenda for a 2025 Board of Managers goal meeting:** board will receive a demo of HOA management software and discuss the Water Sewer Emergency Procedure, building and grounds projects database, future of the Condo Declaration Committee, CCOA truck, and dates for summer events and meetings.

5. **Discuss 2025 CCOA financial audit:** treasurer will get three bids for the audit for the board to review.

NEXT MEETING DATE

The next Board will hold a work session on February 27, 2025 at 3 p.m. and the next regular Board meeting is scheduled for March 13, 2025 at 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