



# 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 – Kay Jenkins #40, 244, 246  
At Large – Pete Neff #99

## Board Members

At Large – Jim Schmidt #30, 54  
At Large – Bobby Gulley #251  
At Large – Jack Couch #228

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 March 21, 2024, 1 pm

### CALL TO ORDER

President Ben Althoff called the meeting to order at 1 p.m.

### ROLL CALL

Board members in attendance:

Ben Althoff- President  
 Jody Juneau- Vice President  
 Kay Jenkins - Secretary  
 Pete Neff - At Large  
 Jim Schmidt - At Large  
 Bobby Gulley - At Large  
 Jack Couch - At Large

Also attending as the Treasurer/Office Manager, Denise Knapp, Lot 46, and Colee Kindall, CCOA Manager.

### APPROVAL OF MINUTES

Motion by Jody: Move that the board shall approve the minutes of the May 2, 2024, meeting. Seconded and passed.

### FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Treasurer's Report Notes

March 21, 2024

Arrears Accounts as of March 9, 2024:

- 1 unpaid fine
- 1 payment plan in place
- 1 legal fees past due

Bank Account Balances (as of March 21, 2024)

o Money Market	\$ 87,032.82
o General Fund	\$ 94,158.22
o Sewer/Construction Account	\$ 145,726.64 (loan payment made)
o Debt Service Reserve	\$ 79,242.50
o Asset Replacement	\$ 47,663.00
o Kitchen/Social	\$ 2,462.32
o Contingency Funds	\$ 62,997.80

2023 fourth quarter financial statements are ready to be posted to the website.

Colee Kindall gave the Manager's Report.

OLD BUSINESS

1. Update on renter policy moving forward. After the new board is seated in July, the board will vote to authorize our attorney to draft legal language for a ballot measure to amend the Condominium Declaration to prohibit renting.
2. Discussion of shed requirements. A discussion of the options ensued. This will be continued at a later meeting.
3. Set agenda for May 25 General Membership Meeting. Agenda was set.

NEW BUSINESS

1. Vote to approve \$200 Discretionary money under Administration. Motion by Pete: Move to approve \$200 Discretionary Funds under the Administration category. Seconded and passed without dissent.
2. Vote to approve Camera Policy provided by CCOA attorney David Firmin. Motion by Jody: Move to approve the Camera Policy provided by our attorney. Seconded and passed

without dissent.

3. Vote to approve Bylaw revision for Water Assessment. Motion by Ben: Move to approve the Bylaw revision to create a divide water expenses out of the sewer assessment to create a water assessment in order to meet the specifications for possible water grants. Seconded and passed without dissent.

4. Vote for CCOA choices for SDCEA election. Motion by Bobby: Move to approve voting for CCOA choice of Sandra Long. Seconded and passed without dissent.

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.

NEXT MEETING DATE. The next monthly Board meeting is scheduled for June 14, 2024, 1:30 pm.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 2:50 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.

\_\_\_\_\_  
Jody Juneau, Vice President

\_\_\_\_\_  
Date