



# 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 April 18, 2024, 1 pm

### CALL TO ORDER

Vice President Jody Juneau 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.

Motion by Jody to add #5 Collection Policy/Enforcement Policy - possible changes.  
Seconded and passed.

### APPROVAL OF MINUTES

MOTION by Bobby: Move that the board shall approve the minutes of the April 4, 2024, meeting. Seconded and passed.

### FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

## Treasurer's Report Notes April 18, 2024

Arrears Accounts as of April 18, 2024:

20 delinquent accounts

Bank Account Balances (as of April 18, 2024)

- o Money Market \$ 87,088.11
- o General Fund \$ 186,955.79
- o Sewer/Construction Account \$ 140,137.92
- 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

Update on Lot #210:

- ~ New owner has taken possession and has paperwork on file in the CCOA office.
- ~ The court granted the motion to disburse the funds on March 27, 2024, but Altitude Law has not received the funds as yet. Once they do, they will handle the releases and satisfaction, and close their file.

Collection Policy Update information:

- ~ Altitude Law drafted the policies which were adopted in August of 2022.
- ~ Questions have arisen regarding what to send certified/return receipt. Attorney David Firmin was contacted for clarification.
- ~ If we follow our collection policy, the first notice does not do anything to start the time frames which are required by statute. This was done this way as we did not want to go "nuclear" for a potentially accidental missed payment.

Manager's Report:

Colee Kindall gave the Manager's Report as follows:

Discussed increased problems with owners speeding on Nebraska (the main road), Texas, and Idaho Streets. Delivery drivers were guilty of this as well. The old speed bump was removed because it kept becoming unattached. The idea of creating a sort of traffic circle at the intersection of Texas and Nebraska was floated by some owners with a possible planter in the middle to slow drivers down.

Colee stated that she will be meeting with the Building and Grounds Committee to discuss items on her maintenance list which could possibly be completed on Clean Up Day.

It was discussed that as you exit Chateau there is a driveway on the left. This is a private road leading to private property. It is not Chateau property. There is no agreement for us to utilize this road, their bridge, or the creek-front. Members from Chateau have been wandering down their driveway, fishing from the bridge in Chalk Creek, leaving dog poop and trash, and generally trespassing. The owner of this property has posted several "No Trespassing" signs which are being ignored.

#### NEW BUSINESS

1. A replacement speed bump was discussed by lot 183 since we have had increasing problems with persons speeding down the main road toward Texas Street or the Lodge. It was determined that this would be a good idea since the old speed bump was removed due to the nails continuing to come up. Perhaps trees and shrubs at this intersection can be trimmed to allow for a greater sight line.

2. More stop signs throughout the park was discussed and was deemed a good idea due to the increasing speeding problems.

3. Shed Requirements Document - Motion by Jody to table this item until our next meeting (5/2/24). Seconded and passed.

4. Possible Arc Com/Fines changes - Motion by Jody to table this item until our next meeting (5/2/24). Seconded and passed.

5. Collection Policy/Enforcement Policy - possible changes. Discussion was undertaken on whether a first notice of lateness would be sent via certified letter or would a certified letter be sent after 30 days (which we presently do). Denise noted that 20 reminder letters were sent out for late dues via regular mail. If we sent them out via certified mail, which costs approximately \$10 each. It was noted that if we included first compliance letters to be mailed certified, it would add up quickly. It was agreed that first compliance letters be emailed in addition to regular mail in case owners were not at their regular mailing address.

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.

Several owners ventured ideas on how to create additional speedbumps throughout the park. An owner expressed concern about a threatening dog.

NEXT MEETING DATE. The next monthly Board meeting is scheduled for May 2, 2024, at 1 p.m.

Executive Session

The Board met in Executive Session on April 18, 2024, at 1:50 pm.

Executive Session ended at 2:10 p.m.

The Board re-adjourned at 2:11 p.m.

1. Late fee issue. Vote to approve waiving late fee. Motion made by Jack. Seconded but not approved. 0 approved, 4 not approved. No discussion from the board or audience.

Adjournment

There being no further business to discuss, Jody Juneau adjourned the meeting at 2:18 pm.

VICE PRESIDENT'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