



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 May 16, 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:

Arrears Accounts as of May 11, 2024:

5 delinquent accounts
2 requests for payment plans pending approval

Bank Account Balances (as of May 15, 2024)

- o Money Market \$ 87,141.65
- o General Fund \$ 143,744.89
- o Sewer/Construction Account \$ 134,857.72
- o Debt Service Reserve \$ 79,242.50
- o Asset Replacement \$ 47,663.00
- o Kitchen/Social \$ 2,396.55
- o Contingency Funds \$ 113,268.80*

*Typo - accidentally transferred \$50,271 instead of the budgeted \$50,251

Will ask for a budget adjustment once funds are received from the sale of lot #210.

Update on Lot #210:

~ Disbursement of the funds from the March 6th sheriff's sale is still pending.

Finance Committee:

~ The Finance committee will start meeting next month. Secretary, Kay Jenkins, confirmed there has not been

a formal vote to update the Bylaws to allow for a separate water assessment.

Proposed/recommended word-

ing for the change was submitted to the Board in an email on May 11th

Colee Kindall gave the Manager's Report: Water Update - Derek contacted me yesterday to give us an update. We do not have a leak. He said it's possible the day he was monitoring that several people arrived and turned on the water at the same time showing dramatic changes in our water readings. He has scheduled time with technician, Chris, who is going to be purchasing and installing our new VFD core. This will be done hopefully before June 1, 2024. We will try to not affect water during this installation. The estimated cost will be 5,000.00. With this installation, we will have AUTO RESTART!!! Also, it will be an all around savings of approximately 4K which we were looking at previously with our old equipment, at 10K for auto restart. This is really good news! The South well will be shocked by Keith Boyd (hopefully) before the end of June. He is an hourly rate at 250.00 per hour. We don't know exactly how many hours this will take. Estimated hours is 6-8. We will monitor the shock for 4-6 weeks afterwards.

Electrical Update - Howard Kinney, CCOA owner, volunteered in installing 2 new remote switches for us in the lodge. Thank you Howard for all you did for us!!

The new switches are at the bottom of the lodge stairs. One is for the stairs and one is for the upstairs exercise and game room lights. This is so exciting! We do not have to go to

the ice machine room anymore for lights in these areas. Please try to remember to shut them off before leaving. Every day, we shut lights off in the bathrooms even though we have signs to remind others.

NEW BUSINESS

1. Update on renter policy moving forward. Once the new board is seated in July we will vote to authorize our attorney to draft legal language for a ballot measure to amend the Condominium Declaration to prohibit renting.

NEW BUSINESS

1. Vote to purchase a coin change machine. Motion by Jody: Move to purchase a new coin change machine to replace the one that was stolen. Seconded and passed without dissent.

2. Vote to approve Policies and Procedures for Animal Rules and Regulations. Motion by Jim: Move to Approve the Animal Rules and Regulations Policy. Seconded and passed without dissent.

3. Vote to approve changes to Chateau Chaparral Water Service Policy. This was deferred to a later meeting.

4. Vote to hire Jennifer Doucet as CCOA Treasurer, starting mid-April. Motion by Pete: Move to hire Jennifer Doucet as CCOA Treasurer starting in mid-April. Seconded and passed without dissent.

5. Vote to increase the treasurer's salary by \$100 per month, effective immediately. Motion by Jack: Move to increase the treasurer's salary by \$100 per month effective immediately. 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 May 26, 2024, at 1 pm.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the

meeting at 2:32 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