



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 2, 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 Pete: Move that the board shall approve the minutes of the April 18, 2024, meeting. Seconded and passed.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Treasurer's Report Notes May 2, 2024

Arrears Accounts as of May 2, 2024:

20 delinquent accounts

2 requests for payment plans

Bank Account Balances (as of May 2, 2024):

- o Money Market \$ 87,141.65
- o General Fund \$ 183,796.34
- o Sewer/Construction Account \$ 139,741.79
- o Debt Service Reserve \$ 79,242.50
- o Asset Replacement \$ 47,663.00
- o Kitchen/Social \$ 2,396.55
- 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:

~ 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.

Colee Kindall gave the manager’s report.

NEW BUSINESS

1. Vote to approve a \$200 fine for open trench without Chaffee County permit. Motion by Jack: Move to approve \$200 fine for open trench without a Chaffee County permit. Seconded and passed without dissent.
2. Vote to approve a \$200 fine for trench left open for more than 90 days. Motion by Pete: Move to approve a \$200 fine for a trench left open for more than 90 days. Seconded and passed without dissent.
3. Vote to approve the creation of a Firewise Committee, using guidelines provided by Firewise USA. Motion by Jody: Move to create a Firewise Committee using the guidelines provided by Firewise USA. Seconded and passed without dissent.
4. Review the Arch Com shed requirements document. A discussion of the options

ensued. Discussion will continue at a later date.

5. Review the Arch Com fine changes. A discussion of the options ensued. Changes will continue to be discussed.

6. Discuss a Landscape policy. The Landscape policy was deferred until the Firewise Committee had a meeting.

7. Set agenda for the May 25 General Membership Meeting. Deferred until May 16, 2024, meeting.

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 16, 2024, 1 pm.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 2:45 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