



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
Secretary – Jen Schiavone #221
At Large – Don Henning #31

Board Members

At Large – Joanie McCord #143
At Large – Kristi Davis #100
At Large – Jack Couch #128

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 July 18, 2024

CALL TO ORDER

Vice President, Jody Juneau, called the meeting to order at 3:11 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 as the Treasurer, Denise Knapp, Lot 46, and Colee Kindall, CCOA Manager.

APPROVAL OF MINUTES

Motion by Jody Juneau, 3:12 pm: Move that the board shall approve the minutes of the July 11, 2024 meeting. Seconded and passed without dissent.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

- **Arrears Accounts** as of July 7, 2024:
 - 3 → delinquent accounts
 - 2 → payment plans in place
- **Bank Account Balances** (as of July 18, 2024)

| | | |
|------------------------------|----|------------|
| ○ Money Market | \$ | 87,250.61 |
| ○ General Fund | \$ | 110,160.84 |
| ○ Sewer/Construction Account | \$ | 124,917.41 |
| ○ Debt Service Reserve | \$ | 79,242.50 |
| ○ Asset Replacement | \$ | 39,863.00 |
| ○ Kitchen/Social | \$ | 2,087.54 |
| ○ Contingency Funds | \$ | 113,268.80 |

- **Update on Lot #210:** Altitude Law reported they have received the replacement check from the Court. It has been sent via Fed Ex (Tracking No. 8146 6936 9487) and should get to CCOA by Friday afternoon. Tracking shows it arrived in Buena Vista & it is out for delivery.

MANAGER'S REPORT

Colee Kindall gave the Manager's Report as follows:

- **Water Update**

- The water outage that happened Wednesday morning will happen each time the power surges. The pumps need to be manually reset. Our water operator and contractor will be installing the new programming equipment at the end of July 2024.
- There will be 1 electric and 2 winter water installations scheduled for Tuesday, July 23-26th. Electric and winter water for lot 26 and winter water for lot 207.
- Special Water Meeting – August 15th at 11:00 AM. This meeting will be via zoom and in the lodge. Scott Thomas will be presenting the results to us regarding our water asset inventory. Please try to join us to listen in. This is a very informative meeting that will help us know the estimated cost of maintenance and upgrades to our water system.
- I have emailed Derek regarding the leak detection equipment company that seems to be providing detection equipment that finds all the issues we have such as PVC, no tracer wire in pipes to help locate, etc. After we discuss the details, I will contact the company to get a price on the equipment. This is for the owners to know: 1. Is there something we can purchase that will detect our leaks without having to borrow the City's equipment for leak detection? 2. How much does this cost?
- The reason we are getting prices on all items is in case we get funding and/or in case the owners want to vote on purchasing equipment that would be beneficial to the association over time.

- Please know that it's my job to get the estimates and communicate them to the board and the finance committee. I don't make the decisions; I just get the information for you all.
- The reason I requested this is because when we have a leak, we borrow equipment and use our water tech to locate the leaks. We have also outsourced helium gas leak detection which the cost of this is approximately 3000/time that it occurs. We also shut off valves and try to detect without meters it is very difficult to find. It would be beneficial to know all our leak detection options.
- **Chaffee County Envision** – I will NOT be pursuing the fire extinguisher grant funding for CCOA. Most of the grant funds are only offered for mitigation purposes. Speed Bumps & Road Maintenance – We have ordered our second delivery of road base to be delivered on August 13th. This will be used to fix potholes and storm water issues.
- **Speed Bumps & Road Maintenance** – We have ordered our second delivery of road base to be delivered on August 13th. This will be used to fix potholes and storm water issues. We will plan on ordering “Dip” signs for any reverse bumps that are created. This will be discussed in August. The signs will need to be installed at the same time or prior to indenting the asphalt on the main road x 2. We will also order a sign for the new WY road dip.
- **Security update** – Many people received parking stickers at the last membership meeting. I will continue to offer this at the meetings to help with security. We have one owner who is using the women's lodge bathhouse as a unisex bathroom and showering with her boyfriends. I've sent a warning today. This happens during off times such as 12:30 am. Does the board of managers have any suggestions for this?
- **Security gate for the bridge is still pending.** I've asked Ben for his contact so I can begin getting the bids.
- **Laundry Room**
 - Washer number 1 has been acting up occasionally that creates a loud motor sound clacking sound in the rear of the machine. I'm not certain if this is motor related. I wanted the members to know that I'm aware of this and we will call for repairs on number one if necessary.
 - Our new top load washer will be delivered on Monday, July 22nd, we purchased this from the same local company we did previously for washer number 3. Valley Home Furnishings in Buena Vista. They seem to match and or come in less than Home depot. I'm very happy to support locals if possible!

- **Mailings** – The last membership meeting is scheduled for Saturday, August 31st, donuts at 9 and meeting is at 10. The postcards will be mailed at least 30 days before the meeting. City Market (had to talk them into it!) allowed us to order the donuts for our last the meeting since I called very early.
- **Rear Lodge Project** – Ed and I have discussed this project however we are not certain it will be completed by the August 18th Music Concert by The Gulleys and Bonfire that is scheduled. We will try. If anyone wants to volunteer on a few items needed to speed up the project, please let me know.
- **Compliance** – We had 53 lots that are receiving violation letters. They will be mailed tomorrow.
I'm so pleased with this year! Thank you to all of you who have spent time cleaning up and caring for your lots. Ed is catching up on landscape compliance too, however he has done all common areas. He is working on roads and walkways now. Thank you, Ed!! Our next compliance date is for Landscaping on
- **Rental Vote** – When will this be done? When is the mailing going to be so I can plan? The new board needs to discuss possibly at the next meeting?
- **Landscaping Policy** - I'm very happy that the Firewise Committee has taken this on for many reasons. It will allow clarity on who does what and when the association is responsible. It also communicates details about FireWise and how important it is for us to be fire safe and mitigated appropriately.

OLD BUSINESS:

1. None

NEW BUSINESS

1. Budget discussion

- Consideration for increasing association dues fees
 - There is a delta between the 2025 CCOA proposed expense budget and projected 2025 association income
 - Working to update items in the expense budget to reflect more accurate figures
 - Next steps will include:
 - Identify potential areas of savings in the 2025 proposed expense budget
 - Board to consider property transfer fees and whether implementing them would positively impact association fee needs

2. **Vote to approve Chateau Chaparral Landscape Policy**

Deferred until August 1, 2024 meeting

3. **Liaisons for committees:**

- Architectural – Jody
- Elections – Joanie
- Capital Expenditures – Ben
- Building and Grounds – Jack
- Bylaws – Don
- Social – Jody
- Finance – Kristi
- Firewise – Jody
- Revive and Thrive – Jack
- Condo Dec – Jen

4. **Vote to approve shed variance for Chateau Tool Library**

Discussion notes:

- Donated shed from resident – 10’x8’
- It’s a metal shed, which are not allowed
- Grandfathered in, will replace with a wooden shed if someone else donates one
- Colee will ensure shed looks nice, is painted if needed, etc.

Move by Jody; move to: approve variance; second, passed no dissent

5. **Vote to release Mr. Firmin’s opinion regarding Transfer Fees**

Move by Jody; move to: release opinion; second, passed no 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.

- Mark Gallagher – where will the shed go? Board answer: next to pump house

NEXT MEETING DATE:

The next monthly Board meeting is scheduled for Thursday, July 25, 2024, at 3:00 p.m.

EXECUTIVE SESSION:

- The board met in Executive Session at 4:00 p.m.
- Executive Session ended at 4:10 p.m.

- The Board re-adjourned at 4:11 p.m.

RETURN TO GENERAL SESSION:

Move by Jody; move to: approve upholding 5' fence rule where it applies to this variance request; second, passed no dissent

Adjournment: There being no further business to discuss, Jody Juneau adjourned the meeting at 4:15 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