



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 25, 2024, 3:00 p.m.

CALL TO ORDER

President Ben Althoff called the meeting to order at 3:05 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: Move that the board shall approve the minutes of the 7/18/2024 meeting. Seconded and passed without dissent.

FINANCIAL REPORT

No report

MANAGER'S REPORT

No manager's report

OLD BUSINESS

None

NEW BUSINESS

1. Transfer/membership fee discussion (no motion)
 - One-time fee assessed to new owners upon the sale of a unit
 - Fee is paid by the buyer, not necessarily a seller, at closing
 - Commonly utilized fee for buying a property in a private community
 - Four options proposed for consideration:
 1. No membership Fee
 2. Membership is a set amount – this type of fee will not adjust with the cost of living over time, eventually becoming insufficient. This would necessitate another vote to increase it. If we choose this route, we must determine an appropriate fee amount.
 3. Make the fee a percentage of the sale – owners have expressed concerns that all owners use the amenities equally, so it seems unfair for some to pay more while others pay less. If we choose this approach, we need to agree on an appropriate percentage amount.
 4. CCOA attorney suggested setting the fee at the equivalent of 2-3 months' worth of common expenses. This would be based on expenses adopted for the current year's budget. The board will need to decide on the number of months for this fee (2 or 3).
 - Membership fees would go into the CCOA contingency fund and help offset association dues increases – not in total, but would help with bottom line
 - Because there is no guarantee of how much membership fees will every year, the income can't go into the CCOA general fund – that budget must be set in stone
 - Income qualifies to go into the contingency fund because it would not be a set amount year after year
 - Property transfers through inheritance or a family trust would be exempt from the membership fee
 - CCOA president proposal: set membership fee at minimum four months' worth of dues for any lot, netting a \$608 membership fee per new owner
 - Would bring in about \$18K annually if property sales continue at similar rate we're seeing
 - Benefits people who have been here for decades/years and paying into water, sewer, facilities, etc. – they bear more burden if we don't do this
 - CCOA members-at-large and secretary submitted that proposal is too low

for what new buyers get access to, what the board and community are responsible for protecting, and the fiscal sustainability of the community

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.

Association member feedback included:

- What’s the fee for? We don’t get a golf course or pool, all of our amenities are already covered under association dues
- This decision amends bylaws? Is board allowed to amend bylaws on a board vote without association member vote?
- Continued discussion on bylaws and board abilities to amend
- Board seeking clarification on this from Mr. Firmin – membership fee vote on hold until then

NEXT MEETING DATE

The next monthly Board meeting is scheduled for August 1, 2024, 2:00 p.m.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 4:00 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