



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 August 1, 2024, 2:00 p.m.

CALL TO ORDER

President Ben Althoff called the meeting to order at 2:02 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 July 25, 2024 meeting. Seconded and passed without dissent.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of August 1, 2024:

- 2 delinquent accounts
- 3 payment plans in place

Bank Account Balances (as of August 1, 2024):

- Money Market \$ 87,250.61
- General Fund \$ 100,541.99
- Sewer/Construction Account \$ 124,512.41
- Debt Service Reserve \$ 79,242.50

- Asset Replacement \$ 39,863.00
- Kitchen/Social \$ 2,673.49
- Contingency Funds \$ 113,268.80

Update on Lot #210: The check has been received.

MANAGER'S REPORT

Colee Kindall gave the Manager's Report as follows:

- Water update – special water meeting scheduled for August 15 at 11 a.m.
- Hydrant for Lot 135 is scheduled for Tuesday, August 6 from 9 a.m. - 12 p.m.
- Speed bumps and road maintenance – in the fall we will assess the roads again
- Security update – there are still concerns coming regarding guests and visitors parking by the bridge area and in common areas
- For additional manager updates on the laundry room, Revive and Thrive committee update, August 31 general membership meeting, and more please see “Manager’s Report 8/1/24” in your email inbox

OLD BUSINESS

1. Vote to release Mr. Firmin’s legal opinion regarding the board’s ability to amend bylaws
 - Motion by Jody: Move that Mr. Firmin’s legal opinion regarding the board’s ability to amend the bylaws be released to CCOA members. Seconded and passed without dissent.
 - Link to documented legal opinion: http://www.chateauchaparral.com/Bylaw_changes_-_Legal_Advice_7_2024.pdf
2. Discussion to adopt a Membership Fee
 - Motion by Kristi: Move that CCOA shall charge a membership transfer fee of \$500 at the time of closing, effective immediately except for properties already under contract prior to August 1, 2024. A discussion ensued. Seconded and passed without dissent.
3. Vote to amend the bylaws to include a Membership Fee assessment
 - Motion by Jody: Move that the board shall amend the bylaws to include a membership fee assessment. Seconded and passed without dissent.
4. Vote to authorize our attorney to draft legal language for a ballot measure to amend the Condominium Declaration to prohibit renting.
 - Motion by Joanie: Move that the board authorize CCOA attorney to draft legal language for a ballot measure to amend the Condominium Declaration to prohibit renting: Seconded and passed without dissent.

NEW BUSINESS

1. Motion by Jody: Move to distribute the funds from lot 210 to the SBR contingency fund. Seconded and passed without dissent.
2. Motion by Ben: Move to set regular board meetings at 3 p.m., on a bi-weekly basis if needed, beginning August 8, 2024. No vote required.

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 August 8, 2024, 3 p.m.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 3:19 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