



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 – Jennifer 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 September 26, 2024, 2:30 pm

CALL TO ORDER

President Ben Althoff called the meeting to order at 2:30 p.m.

ROLL CALL

Board members in attendance:

Ben Althoff - President
 Jody Juneau - Vice President
 Jennifer 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, Colee Kindall, CCOA Manager, and Ed Doucet, Lot 69, Maintenance Manager

Motion by Joanie: Move to go into Executive Session to discuss a legal item. Seconded and passed without dissent.

The board returned from Executive Session at 2:57.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Treasurer's Report Notes September 26, 2024

Arrears Accounts as of September 26, 2024:

1 delinquent account (turned over to the attorney for collection)

1 payment plan in place

Bank Account Balances (as of September 26, 2024)

- o Money Market \$ 87,365.07
- o General Fund \$ 82,003.46
- o Sewer/Construction Account \$ 112,005.82
- o Debt Service Reserve \$ 79,242.50
- o Asset Replacement \$ 39,863.00
- o Kitchen/Social \$ 4,088.18
- o Contingency Funds \$ 143,268.80

Denise requested a vote to determine which fund(s) the payment for the bridge gate will be drawn from. After discussion, motion by Jody to take \$2,500 from the Bridge Repair line item and the remainder from the bridge contingency fund. Seconded and passed without dissent.

Park Manager's Report:

Colee Kindall gave the Park Manager's Report as follows:

The codes for the laundry room and bathhouses will change in November to match the new bridge gate code. Colee will inform members of the code change. Security cameras: A camera was requested for the bridge gate. Two cameras will be installed at the Illinois bathhouse.

Compliance: Third Inspection, 91st day, is on October 24th. This will be the first fine applicable to owners if they have not cured nor contacted us. They will go out certified mail & email with the fine applied from Genesis. An email will be sent to the board of managers with each lot's photos, issue, and fine amount. This is a 120 day process. If any lot has been cured, please email ccoassn@gmail.com with the pictures before the next inspection (10/24).

Winter Office Hours will go into effect Monday, October 14th. They will be Monday, Tuesday, and Thursdays 10 AM - 2 PM. Fridays are by appointment. The lodge will also open later and close earlier starting 10/14/24. Lodge Winter Hours are: 9 AM - 5PM Mon - Sunday.

If anyone would like to close the lodge in the winter so Colee doesn't have to come back to the lodge later, let her know!

Architectural committee applications are due by 9/30/24. We have received a new

applicant for the architectural committee who is here full time. They will be voted onto the committee during the October 10th board meeting.

The new maintenance manager job description is online now. The new water emergency phone number 719-677-8028 is now in effect. The blast to the owners will be sent soon.

It was requested that the washing machine cost increase from \$1.75 per load to \$2.50. Most of the other laundromats in town are at \$3.50 for small top load washing machines. We'd also like to request a separate line item for laundry income to begin to save for new dryers. A few of them are damaging clothing at times, they are very old.

Motion by Jack to raise the price of the washers to \$2.50. Seconded. Kristi, Jack, Jody, Don, and Ben in favor. Joanie opposed. Motion passed.

Maintenance Manager's Report:

Ed Doucet gave the Maintenance Manager's Report as follows:

Ed thanked the board for placing their trust in him by appointing him as our Maintenance Manager. He discussed installing a culvert at the top of New Mexico by the bridge to divert water toward the river and away from the bridge. It has been noticed this year that due to many heavy rains erosion at the base of the bridge has begun. If rainwater can be diverted away from the bridge via a culvert this problem would be remedied.

The approximate price for a culvert project is as follows:

30 ft x 15 inch \$4,515

30 ft x 18 inch \$4,698

This includes all materials and equipment rental. Further investigation regarding a possible donation of rock and other materials will be done before the board votes on this project.

The Illinois bathhouse lights have been going off intermittently. Ed is investigating changing the ballast lights to LEDs as the ballasts are affected by the moisture of the bathhouse.

The rocks in front of the mailboxes will be converted to a mulched planting area with flowers and grasses in the spring.

The roof on the Illinois and Wyoming bathhouses need repair. A source for inexpensive surplus metal roofing from an owner is being investigated as a possible material for repairs. The pump house roof needs to be inspected for possible repairs as well.

A blast will be sent out to members regarding the first freeze which is predicted soon and hydrants will have their vacuum breakers released of pressure and zip-tied for the season.

The board discussed a possible two-way stop sign on Texas which Ed will install.

New Business:

1. Venmo - it was decided that it was too costly to accept dues payments via Venmo when it would charge almost \$30 to owners to send money.

2. Motion to vote on amendment vii to Bylaws regarding Membership Fee. Motion by Jody: Seconded and passed without dissent.

A. MEMBERSHIP FEE – A one-time fee shall be assessed to new owners upon the sale of the lot.

i. The Membership Fee shall be included in the closing costs and are due at closing.

ii. The Membership Fee applies to all sales and shall be disclosed to prospective buyers if the sale is conducted privately. The Membership Fee due from private sales shall be billed to new owners through the Association's accounting firm and is due upon receipt.

iii. The Membership Fee shall be equal to 4 months of each lot's share of the Association's common expenses for that calendar year.

iv. The Membership Fee shall be determined each year based on the ratified budget for that calendar year.

v. Once paid, the Membership Fee shall be allocated to contingency funds to be determined annually by the Board of Managers.

vi. Transfers through inheritance or a family trust shall be exempt from the Membership Fee.

vii. Property transferred via a Quit Claim Deed to friends or family that are not specified as inheritors or part of a family trust is subject to the Membership Fee.

vii. Owners who purchase additional lot(s) are obligated to pay the Membership Fee.

3. Discuss/vote to approve changes to the Architectural Codes as presented.

Motion by Joanie: Move to approve changes to Architectural Codes as presented.

Seconded and passed without dissent.

4. Discuss/vote to approve changes to the CCOA Building Requirements as presented.

This issue was tabled until our next meeting.

5. Discuss/vote to approve changes to the CCOA Rules and Regulations as presented.

This issue was tabled until our next meeting.

6. Motion to approve legal item discussed in Executive Session. Motion by Jack: Move to approve legal item discussed in Executive Session. Seconded and passed without dissent.

7. Motion by Jody: Move to release our attorney's opinion regarding encroachments with a cover letter. Seconded and passed without dissent.

8. Motion by Ben: Move to grant a waiver to lot 105 regarding fence placement. Seconded and did not pass. All dissented.

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.

A member asked about the no renters ballot. A draft ballot has recently been received by the board from our attorney and after review and revision, it will be given to the Elections Committee to send to the membership for a vote.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 5:25 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