

Inventory of Infrastructure Operations with Estimated Maintenance Cost or Replacement Costs in 2024

These estimates are not guaranteed. The price named in the estimate is an approximation of the project requirements. The actual cost may change after all of the project elements have been negotiated and finalized.												
Inventory of Infrastructure & Operations												
	Level	Future Costs	Source	Dues								
	Electric Complete Sangre	A										
	Garage & Equip	C	\$ 3,200		\$ 3,200							
	Lodge	C	\$ 4,050		\$ 4,050							
	Bath Houses	C	\$ 5,000		\$ 5,000							
	Grants Loans	A										
	Bridge	A	\$ 1,800		\$ 1,800							
	WiFi	A										
	Fire Mitigation	A	\$ 4,000		\$ 4,000							
	Gate	D	\$ 1,200		\$ 1,200							
	Audit	B	\$ 5,800		\$ 5,800							
	Condo Declarations	A	\$ 10,000		\$ 10,000							
	Volunteers	A										
	Lighting	B	\$ 600		\$ 600							
	Storm water	D										
			\$ 35,650	\$ -	\$ 35,650							
The goal of this Chateau Chaparral document is to better inform owners of the issues that face this community every day. Please edit and send changes/ updates or clarifications to Marilyn Laverty ccoaallarge1@gmail.com 970-640-7031												
#	or	Category	Description	Cost - Major	Repair/Maint	Start Date	End Date	Contractor	Leader	Status		
1	A	Electric	electric cut over for the owners who have been sitting with a		\$ -	8/1/2022	10/30/2022	Christo Electric	Colee	complete		
2	A	Electric	Christo. Paid \$5,100 Oct 2022			9/1/2022	10/1/2022	Fibo Electric	Colee	complete		
3	A	Electric	new equipment.			9/8/2022	10/20/2022	Christo Electric	Colee	75% done		
1	A	Equip	\$50/month plus install \$100. Cameras do not function with out	\$ 700		11/1/2022	11/30/2022	Comm	Colee	Pending		
2	A	Equip	replacement needs and estimated costs over the next 3 to 5	\$ 2,500		9/3/2022	6/30/2023	Various	Colee	Underway		
3	C	Equip	size to pull the weight of the trailer. \$2,500			1/1/2023	2/1/2023	Grounds Comm	Colee	On Hold		
4	A	Lodge	caik, staff will begin	\$ 150		6/1/2024	8/1/2024	& Grd	Colee	2024		
5	A	Lodge	\$2,000 for a boom - rental is \$500/day plus paint \$500	\$ 2,500		6/1/2024	8/1/2024	& Grd	Colee	2024		
6	A	Lodge	Repair kitchen sink \$150 paid Oct 2022			9/2/2022	10/2/2022	CCOA Staff	Colee	Complete		
7	A	Lodge	Install new stove \$375 paid Oct 2022			10/1/2022	10/21/2022	Native Electric	Colee	Complete		
7a	A	Lodge	labor \$400 in rock.			10/1/2022	10/21/2022	CCOA Staff	Colee	Complete		
8	C	Lodge	Update men's bathroom			To be determined in 2024			Colee	Funding		
9	D	Lodge	mortar, cap was incorrectly installed. Adding an insert is the			12/1/2022	12/31/2022		Colee	Closed No		
10	A	Lodge	Paid \$150 July 2022.			6/15/2022	7/5/2022	Lock	Colee	Complete		
11	B	Lodge	Research cost of shades, replace curtains						Colee	Closed No		
12	B	Lodge	Update shared bathroom			To be determined in 2024			Colee	Hold No		
13	B	Lodge	30u degree). Invested \$500 November 2022.			11/1/2022	11/15/2022	ASAP	Colee	complete		
14	A	Lodge	WiFi extenders	\$ 1,400		6/1/2023	8/1/2023	Century Link	Colee	Pending		
15	D	Lodge	south wall and the boom is rented			hold not high priority			CCOA Staff	Colee	Pending	
16	A	Houses	Plan on \$500 next year.	\$ 500		10/1/2022	12/31/2022	Clean Designs	Colee	Complete		
17	B	Houses	per unit. Recommend replacement every 5-7 years and build	\$ 3,500		2026			Colee	No Funding		
18	A	Houses	Paint the Gazebo	\$ 250		6/1/2023	8/1/2023	Committee	Colee	Scheduled		
19	B	Houses	houses were constructed in 1966			8/2/2022	9/15/2022	Fibo Electric	Colee	Complete		
20	B	Houses	\$200 Oct 2022.			10/15/2022	11/15/2022	Volunteers	Colee	Complete		
21	B	Houses	paint	\$ 250		6/1/2023	8/1/2023	Volunteers	Colee	Pending		
22	B	Houses	Paint and repair Oregon Bathhouse	\$ 500		6/1/2023	8/1/2023	Volunteers	Colee	Pending		
23	C	Houses	button for a 2.5 minute shower that must be pushed again and			delay till 2024		Shower Sherri	Colee	No Funding		
24												
25	A	Bridge	\$5,000 paid for evaluation in 2018			Oct-22	10/10/2022	Bonsai LLC	Colee	Complete		
26	A	Bridge	Paid \$1,000 in December 2022	\$ 1,800		7/1/2022	8/1/2022	Braz. Extent CO	Colee	Complete		
27	A	Bridge	On lumber & install lumber			11/1/2022		CCOA Staff	Colee	Scheduled		
28	A	Bridge	Invested over \$200,000 to maintain the bridge. Paid \$9,000 in			Dec-22	12/31/2022	Bonsai LLC	Colee	complete		
29	A	Bridge	Put metal on top of the beams. Paid \$1,000 Dec 2022			Dec-22	12/31/2022	Bonsai LLC	Colee	complete		
30	A	Bridge	December 2022.			7/1/2022	7/15/2022	CCOA Staff	Colee	Complete		
31	A	WiFi	to email. WI-FI is needed for cameras to connect to the				available	Central	Colee	Implement		
32	A	Misgatio	program scheduled for JULY 2023. Ask Denise for estimate	\$ 3,000		6/1/2023	8/1/2023	Volunteers	Colee	d for		
33	A	Misgatio	Complete			5/1/2022	5/15/2022	Joe	Colee	Complete		
34	A	Misgatio	National Program including remove fuel, weeds, and firewood.			9/3/2022	9/3/2023	Committee.	Colee	Year Long		
35	A	Misgatio	association for May and June and designated for general	\$ 1,000		5/22/2022	5/22/2022	Waste Mtg	Colee	Complete		
36	B	Misgatio	hire trucks			to be determined		Staff	Colee	Hold		
37	B	2nd Ext	Document second exit map to communicate to owners .			10/1/22	44895	Grounds &	Colee	Pending		
38	D	Gate	gate	\$ 1,200					Colee	On Hold		
39	C	Audit	perform an audit every 3 years. Cost in 2021-2022 was	\$ 5,800		3/1/2024	3/31/2024	Accounting	Denise	Scheduled		
40	A	Declarati	XXX in Buena Vista regarding setbacks and meeting County	\$ 10,000		9/3/2022	9/3/2023	Law	ent	Year long		
41	A	Condo Declarati	the board, committees, staff and members will need to read the entire new declarations and gather as many changes as possible before the legal group adds their expertise. Denise has been asking others for input to get a complete proposal ready for the lawyers. Board will set up a Condo Doc Detail Committee to comb thru the new requirements from the County Codes and the State laws for Home Owner's Associations.			9/3/2022	9/3/2023	Board of Managers	Colee	Year long process		
42	B	Declarati	to backlot lot. Architectural committee is aware as the board							FYI Only		
43	C	ns	and allow owners to bring their talent and expertise to assist			Ongoing	As needed		Colee	Ongoing		
44	C	Lighting	purchase outdoor solar lights that match dark sky goals	\$ 600		11/1/2022	12/1/2022		Colee	Awaiting		
45	B	Water	changes, but ongoing monitoring by owners and board has						Colee	On Hold		

