



Chateau Chaparral Owners Association

10795 CR 197-A
Nathrop, CO 81236
(719) 395-8282



Board Members

President – Joanie McCord #143
Vice President – Jeffrey (Oso) Kennison #97
Secretary – Jody Juneau #96, 119, 228,229
Treasurer – Pete Neff #99

Board Members

At Large – Marilyn Laverty #184
At Large – Kay Jenkins #40, 244, 246
At Large – Ben Althoff #153, 163, 221

Our Maxim: Each owner should endeavor to promote the common good and strive to assist CCOA towards improvement.

General Membership Meeting

July 1, 2023, 10 am

Call to Order

Appoint Sergeant at Arms - Ben

Pledge of Allegiance

Moment of Remembrance

ROLL CALL

Board members in attendance:

- Joanie McCord - President
- Jeffrey (Oso) Kennison - Vice President
- Jody Juneau - Secretary
- Pete Neff - Treasurer
- Ben Althoff - At Large
- Marilyn Laverty - At Large
- Kay Jenkins - At Large

Verify Quorum - 55 members

New Member Recognition

Approval of May 27, 2023, General Membership Meeting Minutes - MOTION by Marilyn:
Move that the board shall approve the minutes of the May 27, 2023, General Membership Meeting. Seconded and passed without dissent.

Dark Sky Presentation - Michael Kunkel gave a presentation about the Browns Canyon National Monument Dark Sky Park Project. He outlined how his group is seeking Dark Sky Park certification for Browns Canyon. Fulfilling the requirements for certification can take up to three years. The dark sky will play an important role in the life-sustaining behaviors of animals and plants.

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.

1. An owner talked about the road width on New Mexico Street. He stated that it is 18 feet wide on average. On the Wyoming side, some properties have built up with rocks to the point that it has narrowed the street. The average intrusion is 2 feet. He asked that the board look into this problem.
2. An owner complimented the board and staff on how well the park is being run. He commented that 5 years ago he felt the place was hanging by a thread. Board meetings were chaos. As a 19-year owner, he is very encouraged that problems are being addressed by the board and staff and appreciates all that the board and staff do.
3. An owner said that he had a box of whistles to donate to be used by hikers in case they got lost. He left the box at the entrance for anyone to take one.
4. An owner asked about the status of the ice machine. It was reported by the board that the ice machine cannot be repaired and options for ice are now being examined by the board.

CCOA Manager's Report - Colee Kindall

Thank you to our great team of employees! Derek Diedrich – CCOA Water Operator, David Knapp – CCOA Maintenance, Denise Knapp – Treasurer & Colee's backup (October), Tikhon Jeffreys – CCOA Maintenance, Esther Jeffreys – CCOA Cleaning.

Thank you to our great volunteers! Barbara Edwards (elections, building and grounds), Hank the Tank (road maintenance), Building and Grounds Committee & volunteers (so many thanks!), Danny Saxon – for making & fixing the CCOA sign at CR 197A, Grant & Karen Goler (opens the lodge on weekends in summer), Pete Neff (closes the lodge every day, board member, treasurer), Denise Knapp (helps us with too much to list), Jerri Munson (social committee and arc com help), The Board of Managers - each one has something special to offer our community. We need to be thankful for our volunteers.

Projects Completed: Painted WY BH, Bridge Updated lateral beams & planks. Volunteers are needed for future projects: September 2023 – Lodge Painting, Bridge plank replacement this winter.

Ice Machine - All that previous owners have helped with in the past, thank you! We have had a professional assessment. It is not repairable. Management has requested a budget for a new machine. The board of managers will be discussing options in the next work session meeting.
Swamp Cooler - Special part is on order.

24/7 Lodge Access Door - Please pull the door tight when leaving. Security update - Lodge Trash, Laundry Room, Rear Lodge, and Office have cameras. Pending cameras with wifi for: Shop, Illinois BH, OR BH, Sewer Station, Pump House. Requires wifi for installation. No cloud storage costs.

Winter Water - Forms online: Utility App, County Plumbers Permit (Chaffee County Website), CCOA Inspection before trench closed, and lastly, CCOA permit is then stored in each lot owner's file. A picture is required before the trench is filled. (State requires lead detection) Inspection is done by Derek, Water Technician or Manager. Images will be attached to each application. WW valves that have not been exercised may not open or close. Solution = Ball valve under your living unit. Ball valves may be the most reliable valve and are commonly used for main water shut-offs. Similar to gate valves, ball valves should be all the way open to allow the full flow of water or all the way closed to restrict all water from flowing.

2nd RV Parking (overflow vs. visitors staying in a 2nd RV on your lot) - Form online.

Visitors - Lot owners are to keep the blue visitor parking tags in their homes to loan out to visitors and keep in the unit. Lodge Overflow Parking - Form online.

Lead/Copper Detection - Colorado State Lead/Copper Detection Report due by 2024. Detection for every Lot is due by 9/2024. The water Tech & Manager will be working on this beginning July 2023. Required to take a picture of the water service line from underground to the living unit.

Auto Restart Programming - We are in the process of scheduling a technical support meeting with the pump company to see if our system can be programmed to auto restart. Pete will be working on this.

Sewer Station Cover - Engineering Estimates have been received. The next step, acquire bids for the construction of the building. Membership's review and vote. Preliminary engineering and processing can take 6 months.

Chaffee Chips - When: Wednesday, July 19th. Time: 8:00 AM. The date you must have your lot debris collected and placed on your lot by is Tuesday, July 18th, 2023. You must register your lot's slash pile no later than Sunday, July 16th. If you can't do it, please email or call the office.
<https://envisionchaffeecounty.org/chaffee-chips/>

Compliance - Compliance can be processed at any time & has been done over the years. Forms online and by the office. Please review the rules and regulations. 105 Warning letters were mailed on June 17, 2023. Re-inspection on July 18th, 2023. 63 letters were mailed for Fire Mitigation. If cured, please email lot pictures to ccoassn@gmail.com. Each month lot is not cured, and fines apply. After 120 days, if a lot isn't cured, legal action. Winter project – trial of compliance software application.

Road Maintenance - Thank you Hank the Tank for fixing half of our roads! One more truckload for the east side of the park is coming before the end of summer

2 new committee members: Martha Gallagher: Building and Grounds, and Troy Brown: Architectural Committee.

Treasurer's Report - Pete Neff

Treasurer's Report Notes July 1, 2023

Arrears Accounts as of July 1, 2023:

1 account turned over to the CCOA attorney for collection
0 unpaid fines
2 payment plans in place & 1 awaiting signatures
2 past due assessments
1 late fees and/or special postage fees
Bank Account Balances (as of June 30, 2023)

o Money Market \$ 86,544.64
o General Fund \$ 138,619.63
o Sewer/Construction Account \$ 112,455.67
o Debt Service Reserve \$ 77,920.50
o Asset Replacement \$ 43,330.00
o Kitchen/Social \$ 2,415.65
o Contingency Funds \$ 64,549.00

Foreclosure lawsuit was filed on June 10 and the respondent has until July 3 to respond. If no response, a default judgment will be filed.

New Business:

1. Thanks to Hank Hladik for spreading roadbase throughout the park to cover our potholes.

Committee Reports

Architectural - Jeffery Kennison

We went to speak to the county on Thursday, June 29, 2023. They were very nice. They informed us that they have no intention of doing anything about what was done in the past and that moving forward members would be required to get county permits. They are very happy about our electric upgrade. Troy Brown will be on the Architectural Committee and he will handle compliance with our park manager. The transcript of the meeting with the county will be on the website soon.

Capital Expenditures - Marilyn Laverty

Challenges of our Aging Water System: Water infrastructure is over 50 years old. WELL: South well production is greatly diminished and is not sufficient if the north well goes down. TANKS: Water tanks are inspected for delamination. GALVANIZED WATER LINES: EPA requires the removal of galvanized pipe.

The Sewer System – 5 years old. The sewer system meets basic standards. Cold weather prevents the digester from working. Requirements by the State of Colorado are being increased with additional testing, monitoring, chemical treatments, filters, and staff certification.

Budget Challenges at Chateau: Dramatically increased building costs and contractor labor, Ongoing increases in inflation impacting gas, electric, wages, chemicals, maintenance, equipment, etc. Lack of owner willingness to financially support future aging infrastructure needs.

Without Capital Improvements Funding what did the Board and Staff Accomplish? Learn about the status of equipment and infrastructure, evaluate priorities, obtain bids, document challenges for owners to understand, and investigate grants and loans.

What is our plan for correction in 3 to 5 years? How much does the association need in reserves? Invest time in grants or 2.75% loans. Estimated Infrastructure costs. Cover for the Sewer Plant (SBR cover -1,400 square feet) \$140,000 - \$250,000 Estimate. 2018 water tank evaluation documented cost to replace two water tanks was \$100,000. Under study: Use Epoxy temporarily for the areas of delaminating on the two 8,000-gallon water tanks.

Under study: Replace Galvanized Water Pipes, and complete the Washington Street project if grant funding is available \$80,000 to \$100,000. 3-5 years replace galvanized water pipes throughout Chateau per EPA. Unknown but updating the water map. Estimated 15 streets like Washington or \$1,500,000. Drill a new well \$50,000. \$100 per foot for the first 100 feet and \$80/foot beyond 100 feet. Plus pump is estimated at \$5,000 plus hook up to the water system \$5,000. Hired employees. Raised the salary for the part-time Water/Sewer Technician to be competitive in the valley. Paid \$86,800 in 2022 for salaries, insurance, and employment taxes. These are the experienced staff that identifies needs, costs, and priorities.

Building & Grounds - Carol Farren

Thank members of the committee and our liaison and all volunteers! Clean-up Day in May was very successful thanks to a total of 27 volunteers. Got the gazebo, furniture, pump house, and bulletin board painted, tumbleweeds and cheatgrass removed, and several bags of pine needles and pine cones filled. Thanks to volunteers who accompanied Tikhon to the dump with two full truckloads and a trailer full of bags. Recent projects that have been completed by committee and volunteers include rebuilding parts of the rock retaining wall near the RR underpass; removing cheatgrass (losing battle); remediation of Tract G (south of lodge) planting native plants and seeds; helping Tikhon paint the WY bathhouse. The swing near the gazebo area had the slats replaced and painted and the frame around the legs will be repaired soon.

Upcoming: replacing the frame around the bocce ball court using lumber we already have, and now we have a bocce ball set donated by Jerri Munson. We hope to have that ready to roll this month. In early fall Tikhon will be tackling painting the outside of the lodge. No firm date yet but will need volunteers to do trim and possibly rolling on the lower portion. We have other projects and ideas but we need volunteers.

Sign up sheet on the table and indicate if you are interested in helping with general chores, painting, or both. My name and contact info are there if you have any questions. If you have a service to offer, for example, we have a committee member who is willing to remove dead trees/limbs (not through CCOA, just neighbor helping neighbor), let us know.

Firewise USA – In 2022 we earned designation as a Firewise community for the first time, logging 659 volunteer hours and spending nearly \$5,000 on mitigation/fire safety for a total of over \$23,000 (we only needed \$8,800). In 2023 each hour we spend making our community safer is valued at \$29.95. Multiply that by 306 lots, our goal is \$9,164.70. Every dollar spent on paint for weathered decks and fences, contractor/consulting services, gravel, and tree removal/trimming counts towards our goal. Thanks to everyone pitching in and turning in their volunteer worksheets we have already logged 373 volunteer hours and owners have spent over \$2,900 for a YTD of \$14,121.08. Even though we have exceeded our 2023 goal, please continue to turn in a Volunteer Hourly Work Sheet to Colee. We hope that with such a strong showing two years in a row, we will be in a good position to qualify for fire mitigation grants in 2024.

Fire Camp – Firefighting trainees will be here Saturday, July 15. Lots of people have signed up to get their lot mitigated. We hope that they will get to everyone, but it is possible they might

not. One fire risk we have is junipers (they are very flammable) and they would like to remove any that are a problem, i.e., growing under a tree, near a home, fence or propane tank. If you have junipers like that, please sign up. For more isolated junipers, removing some of the bottom branches and any needles that have accumulated helps a lot.

Chaffee Chips will be here on Wednesday, July 19 to pick up and chip limbs and dead trees. Please see the information sheet Colee posted up front or on the website as there are specific rules on what they can and cannot chip, for example (see list). Lots must be registered by Sunday, July 16 at: <https://envisionchaffeecounty.org/chaffee-chips/>. It's easy but if you need assistance registering, please contact Colee.

Please consider signing up to volunteer and thank you for your time.

Bylaws - Ellie Reiser

As directed in the CCOA Bylaws and committee descriptions, the petition for today's ballot issue was processed. New petitions for next July will be properly handled.

Social - Jerri Munson

Tuesday - Happy Hour at 4 pm changed to Lot 89 or Gazebo

Wednesday - Pot Luck 5 pm Social Hour, 6 pm eat., then Games at 7pm in the lodge

Saturday - Bingo 7 pm in the lodge

Third Sunday of each month in the rear of Lodge

Bonfire, Smores & Music by Bobby (7/16 & 8/20)

BBQ and Music - Saturday, July 1, from 1 pm to 4 pm, Jamie will play music at the Lodge

BBQ and Music - Saturday, September 2, 1 pm to 4 pm, Matthew Lanning will play music at the Lodge

Finance - Denise Knapp

The Finance Committee met Friday, June 30th. Revised line items to align with accounting categories. Preliminary budget projections for 2024 considering the information on the following slides. Next meeting TBA.

GENERAL INCREASES: Insurance: 27% increase over the last 3 years. Propane: 40% increase over the last 3 years. Trash removal: 17% increase over the last 3 years. Water Testing: 40% increase over the last 3 years. Sludge Removal: 24% increase over the last 3 years. Cost/load: 2020 = \$325; 2021 = \$350; 2022 = \$400; 2023 = \$425. Loads/year: 2020 = 13; 2021 = 12; 2022 = 22; 2023 = 9 (1/2 year). Payroll & associated taxes: to be determined.

Administrative/tech support: Upgrades are needed. Most support to applications (Microsoft, QuickBooks, etc.) are now annual subscriptions. INFRASTRUCTURE (to name a few): New EPA regulations concerning water are forcing CCOA to study and complete needed upgrades in the water system to remain compliant over the next few years. The south well no longer produces near capacity and cannot provide a sufficient supply should the north well go down. The SBR does not operate efficiently during the winter months causing additional costs for maintenance

and sludge removal. Additional EPA requirements regarding wastewater will also impact operational expenses over the coming years. Buildings need repairs.

Elections - Barbara Edwards

We have finished counting ballots, but before I announce the results, I would like to introduce the Elections committee members. First, Denise Knapp. Most of you know Denise. She has served our community in many capacities for many years. She is the former Chair of the Elections Committee and has graciously mentored me to take the helm.

Next, we have the amazing athlete, Sarah Schaab. When she is not out skiing, kayaking, or ice skating, you often see her around the south end of the park in the common areas picking up trash and pulling weeds.

A team member who has been on the Elections committee for many years is Ellie Reiser. Ellie also serves our community on the Bylaws committee.

Our newest committee member is Karen Langtry. Karen is an avid hiker and bird enthusiast. She is a team player with corporate business experience and a very welcome addition to our team. My sincerest thanks to the whole team!

I can't forget to thank Colee Kindall. Although she is not on the Elections committee, she is heavily involved in the process. Colee has spent countless hours editing and refining the list of owners' addresses, purchasing the needed supplies, and printing all the documents. Colee, many thanks!

One more thing before I get to the election results. A year from now we will have another vote to fill four board positions. And the year after that, we will seek to fill three open board positions. Please, consider running for the Board of Managers. If you feel you are not a good fit for the board, consider joining a committee. Right now there are several openings on several committees. Please, the life blood of Chateau Chapparral is owner participation. The more of us who step up and volunteer, the better and stronger our community can be!

President's Message

Election Results

2023 Proposed Bylaws and Board of Managers Ballot

Total Ballots received 157

Spoiled ballots 2

Total ballots counted 155

Number approve 75, number disapprove 79, abstain 1

Percentage approve 48.4%, percentage disapprove 51.0% - 67% required to pass

Board of Managers vote

Ben Althoff 134, Jody Juneau 126, Jack Cough 131

Certification of the Vote: MOTION by Pete: Move that the board shall certify the vote for the proposed bylaw and board of managers election. Seconded and passed without dissent.

Reminders:

Lot Rentals & Guests - Owners must fill out paperwork & submit it to the office 3 days in advance of arrival. Architectural Committee approval is needed for unit placement on the lot for renters and owners. Pets must be under control by means of a leash or fence at all times. A warning letter is first, thereafter there is a fine of \$100.00 per occurrence. 5 warning letters and 1 fine since January 2023. Remember to pick up after your pets. Speed Limit 10 MPH. Golf Carts: Unlicensed drivers are not to operate golf carts, ATVs, motorbikes, electric bikes and traveling devices, or any other motorized vehicle unless accompanied in/on the vehicle by an adult.

Please don't forget to pick up your reflective lot sign. Lots with reflective signs in the office. 203, 37, 253, 204, 169, 171, 205, 92, 93, 206, 129, 207, 186.

Adjournment

There being no further business to discuss, Joanie McCord adjourned the meeting at 12:36.

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, Secretary

Date