



Chateau Chaparral Owners Association

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



Board Members

President – Laurie Bechert #78
Vice President – Jerri Munson #214
Secretary - Jody Juneau #96, 119, 228, 229
Treasurer w/o Portfolio – Joanie McCord #143

Board Members

At Large – Gene Theilig #120,220
At Large – Ben Althoff, #153, 221

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

General Membership Meeting

July 2, 2022, 10:00 am, CCOA Lodge

Call to Order

Appoint Sergeant at Arms - Brady Smith

Pledge of Allegiance

Moment of Remembrance

ROLL CALL

Board members in attendance:

Laurie Bechert - President (zoom)
 Jerri Munson - Vice President (zoom)
 Jody Juneau - Secretary (zoom)
 Joanie McCord - Treasurer
 Ben Althoff - At Large
 Gene Theilig - At Large

Verify Quorum - The quorum was verified.

Dismiss Ballot Counters

Vote to add Sara Schaab, Lot #306, to the Ballot Count Committee. Motion made by Ben, seconded by Jody. No discussion from the board or audience. Passed unanimously.

New Member Recognition

President's Message - this can be found in its entirety on the PowerPoint presentation from this meeting at www.chateauchaparral.com

Approval of May 28, 2022, General Membership Meeting Minutes. Motion made by Ben, seconded by Jody. No discussion from the board or audience. Passed unanimously.

Treasurer's Report

2021 Audit Results

Arrears Accounts:

- 1 > Payment Plans
- 1 > Assessments (Judgment Lien)
- 4 > Assessments & Electric
- 2 > Electric
- 1 > Fine

Account Balances:

Money Market \$86,343.92
Kitchen/Social Account \$ 2,742.16
Operating Fund \$93,762.00
Debt Service Reserve \$69,966.50
Asset Replacement \$38,997.00
Construction (Sewer) Account \$91,889.35
Contingency Funds \$49,760.00

2nd Quarter Balance Sheet/Profit Loss Statements:

Will be available on the website & a table outside the office

CCOA Manager's Report - Colee Kindall

Sangre de Cristo will begin pulling out the old electric meters in September. At the end of August, Sangre de Cristo will verify with electricians if owners have not converted to the new electric system. If they are on an electrician's list then they will grant an extension. Reflective signs are still being ordered in the office. Please drop off your \$10 and state whether you want the sign to be vertical or horizontal. The contact list will be updated on the lodge door to reflect new board members.

Old Business:

1. Sangre de Cristo update:

- CCOA Pedestals will be removed in September 2022
- Roads & Walkways will be repaired after pedestals are removed
- Please contact SDCEA if you have not registered @ 844-395-2412, Email: info@myelectric.coop

New Business:

1. Chief Bertram and Josh Kuehn will speak in the lodge on July 9, 2022. We have invited 45 of our Nathrop neighbors to attend.

2. New compliance process -

Check periodically for violations; document with photo. Most will be either Architecture Codes or Rules & Regs related. Messy lots, weeds, 2nd RV, building

