



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

without authorization, etc. If reported by an owner, verify complaint; document with a photo. Send reported issues to the Board. Board member verifies complaint & sends to the office for write up. Compliance Letters Sent. Record on Compliance Tracking Form in office. Notify treasure of any new fines assessed or ongoing (monthly). Complete notification letter. Provide a copy to Board Liaison for signature. Add follow-up date to office calendar. Follow up on the designated date. Record on Compliance Tracking Form.

3. HOA Legislation passed by Colorado Legislature

Many procedures have changed as a result of HB22-1137 passing and becoming effective on August 9, 2022. Most of the changes affect Collections, Covenant Enforcement, and Conduct of Meetings policies. We will contact our attorney for assistance with the recommended policy updates. More information can be found at https://leg.colorado.gov/sites/default/files/2022a_1137_signed.pdf.

4. Vote to turn over 4 delinquent accounts to our attorney for collection. Motion made by Ben, seconded by Jody. No discussion from the board or audience. Passed unanimously.

5. Vote to have our attorney update our Collections, Enforcement, and Conduct of Meetings policies in order to be compliant with House Bill 22-1137 which goes into effect August 9, 2022, at a cost of \$395. Motion made by Ben, seconded by Jody. Discussion from the audience below. Passed unanimously.

Q: What collection procedures have changed with this legislation?

A: The time frame has changed, notices must be given in the owner's native language, and notification methods have changed among other things. Please see https://leg.colorado.gov/sites/default/files/2022a_1137_signed.pdf to read the entire document.

6. Accomplishments of the current board

- Hired a capable and qualified CCOA Manager, Colee Kindall
- Hired a Maintenance Person with sound mechanical abilities.
- Established a way for members to get their electric trench completed before the SDCEA deadline and make money for CCOA.
- Purchased a golf cart for our CCOA Manager, Maintenance Person, and Cleaning Person.
- Brought \$12,125 in arrears to current.

Committee Reports:

Architectural - Jerri Munson

We have three park models due in the park with no specific dates. We have three pending architecture applications - two for winter water, and one for a shed. Winter water permits need Chaffee County approval which can be done online with Chaffee County.

Q: We have been hearing rumors of the county enforcing utility setbacks. Is this true?

A: We haven't heard anything from the county. There's a 16-foot easement on the back side of the lot, 10 or 8 feet around the rest of the lot. They haven't enforced this in 40 years. I'm not

sure they'll do it. The new board can re-do the condo declaration and have the county approve. We would like to forge a relationship with the county and get this resolved.

Capital Expenditures - Kay Jenkins
Not in attendance

Building & Grounds - Carol Farren
Chief Bertram and Josh Kuehn from Firewise will be in the lodge to speak on July 9. The Firewise USA report that Josh is working on for us which will help to make our community safer short and long term. Also, we invited 45 nearby households from Nathrop to attend. We hope to create a second exit to be used in case of emergencies. The committee has also been evaluating other projects, i.e., security and painting/maintenance. We encourage potential volunteers to contact me or anyone else on the committee to be a part of this effort.

Bylaws - Ellie Reiser
No petitions have been submitted.

Social - Laurie Bechert
Everyone on the Social Committee has Covid so there will be no activities until further notice.

Finance - Denise Knapp
The Finance Committee will meet on Monday, July 11 at 2 pm in the gazebo. If anyone has suggestions for the budget please send requests/suggestions to ccoatreasurer@gmail.com.

Elections - Denise Knapp
Thank you to the committee and counters: Ellie Reiser, Barabara Edwards, Sarah Schaab, and Carol Farren.

Election Results

There were 183 ballots. Of those, 6 were spoiled and 177 were counted.

Peter Neff 126
Oso Kennison 124
Marilyn Laverty 121
Kay Jenkins 96
Bill Snyder 95
Jaimie Larsen 88

Certification of the Vote - Motion made by Ben, seconded by Jody. No discussion from the board or audience. Passed unanimously.

Questions, Comments, Concerns - 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.

Reminders

- Bathroom codes have been changed. Check with the office if you need the

- new code.
- Compliance concerns can only be addressed by the Board. Forms are available on the table by the office door and must be signed.
 - Water hydrants are presently owned by and are the responsibility of the Association. No padlocks, please. NO modifications can be made to any element of the hydrant by an owner.
 - Lot Rentals & Guests - Owner must fill out paperwork & submit to the office 3 days in advance of arrival. Architectural Committee approval for unit placement on the lot. Fines will be assessed accordingly
 - Visitor Temporary Parking at Lodge: Visit the office for intake form & parking pass. Max 5-day limit
 - Pets must be under control by means of a leash or fence. Remember to pick up after your pets.
 - Speed Limit 10 MPH for all vehicles. Golf Carts be aware of your speed, pedestrians and small children.
 - Order your green reflective lot signs through the office for \$10 cash

Weekly Happenings

Monday

Weekly board sessions @ 4:30 pm (Pending new Board)

Tuesday

Cocktail hour starts at around 4:00 @ Charly's @ Lot 89

Thursday

Pot Lucks gather @4:00 pm, Dinner @5:00 pm in Lodge

Saturdays (cancelled this weekend)

Bingo at 7:00 pm in the Lodge

Sunday (7/3/22)

Jamie Jams for You in the Lodge July 3, at 3:00 pm

Adjournment - Motion made by Ben, seconded by Jody. No discussion from the board or audience. Passed unanimously. Adjourned at 11:43.

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