



# 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 – Jim McGannon #38,39  
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**

September 4, 2021, 10 a.m.

### **Call to Order**

**Appoint Sergeant at Arms - Pete Neff**

**Pledge of Allegiance**

**Moment of Remembrance**

**Roll Call**

**Board members in attendance:**

Laurie Bechert - President  
 Jerri Munson - Vice President  
 Jody Juneau - Secretary  
 Joanie McCord - Treasurer  
 Ben Althoff - At Large  
 Jim McGannon - At Large  
 Gene Theilig - At Large

**Verify Quorum - 58 members**

**New Member Recognition**

**Approval of July 3, 2021, General Membership Meeting Minutes** - Minutes approval was tabled until the next meeting. Kay Jenkins will email information to amend the minutes regarding the presentation she made at that meeting.

**President's Message - Laurie Bechert**

Welcome to all members in attendance. Apology for disruption by electric upgrade and change over.

**Treasurer's Report - Denise Knapp**

Arrears Accounts:

0 > Payment Plans

1 > Assessments (Judgment Lien)

Electric Fines

Satisfied Lien > \$11,244.35 received

Account Balances:	August 2020	August 2021
Money Market	\$86,201.96	
Kitchen/Social Account	\$ 2,138.77	
Operating Fund	\$58,141.50	
Debt Service Reserve	\$53,148.50	
Asset Replacement	\$30,331.00	
Construction (Sewer) Account	\$80,789.19	
Contingency Funds	\$00,000.00	\$19,760.00

3rd Quarter Balance Sheet/Profit Loss Statements:  
Will be available on website & table outside the office

**Old Business:**

1. Update on electric conversion to Sangre De Cristo Electric Association - Laurie

Laurie informed the membership that she and Jerri Munson were in charge of the electric project (since Debbie Railey is no longer on the board). Any questions or concerns should be directed to them. An email blast will be going out to members with a list of electricians who can be used to get lots ready for new electricity if the owner so chooses to use them. Altitude Electric will be back in the park soon. They were sent away to work in New York and Louisiana for hurricane repairs. The end of the year is the target for all electric work to be completed by Altitude. The old pedestals will be picked up next year by Sangre De Cristo. A county inspector and a representative from Sangre De Cristo will be looking at each lot and an email or letter will be sent to each owner regarding whether the lot is ready for the conversion or needs additional work, which will be outlined. Phases 1,2 and 3 have already been inspected.

At this point, Mike Allen of Sangre De Cristo volunteered to come to the front to continue the electric update and answer questions. He said that the meters will be set but not powered on. If you have signed up, they will email you when your meter is powered up. Once the county approves your lot there will be an orange tag on your pedestal. Padlocks can be put on pedestals. There are breakers above all 3 plugs which can be turned off if you leave for winter. The date to shut off Chateau's electric will be early next summer, perhaps June 1.

He was asked about an inactivity fee for those who are not at the park year round and he stated that an inactivity fee would only be worth it if your electricity was not used for years. Another inactivity plan allows a reduced monthly fee (\$27.50) if you're only here for 2 consecutive months per year. He outlined that the \$38 Service Availability Fee is to deliver power reliably, recover fixed costs, and for Sangre De Cristo to be available for repairs anytime.

He was asked how the lodge and pump are wired in regard to fire and he will meet with the concerned member at a later date to discuss as the meeting was running rather long.

He reiterated that once you have an account with Sangre De Cristo you can contact them for any further questions.

2. Auto water pump start update - Denise outlined that Derrick, our water technician, will be installing the auto water pump starter soon and it might require the water to be shut off for one day. Additional repairs to the bulkhead will be performed at the same time to avoid additional downtime.

New Business:

1. Washington Street Water System repairs - Jerri Munson

Jerri discussed that corroded galvanized pipe resulting in leakage and obstructed water flow due to extreme age was the cause of this project. She informed the membership that 811 utility locators were in short supply due to Covid and new employees of 811 marked the utilities wrong which has caused many problems with lines being inadvertently cut. She said that the trench being dug on Washington Street was the same depth as the main line.

Volunteers are needed to trench 14 lots manually. Winter water will be replaced and reconnected for those on Washington Street who previously had winter water. She reminded anyone on Washington Street that now would be a good time to install winter water if you don't already have it because the trench would be open and it would be easier and perhaps cheaper to install.

A member expressed concern about why the water line wasn't 5 feet deep and Jerri reiterated that the line was being installed at the same depth as the main line. The member stated that water lines are 3 ½ - 4 ft deep and below sewer lines. Jerri reiterated that the water line was being installed at the same depth as the main line as stated on the Utility Permit Form: "The winter water valve and water line to the residence must be installed to a minimum depth of five (5) feet or to the depth of the main water line whichever is the lesser depth."

A member stated that this water line replacement project definitely needed to be done since she had brown water coming out of her faucet at her home on Washington Street.

A member stated that his pine tree roots had been cut and he was worried that it might die. Jim McGannon said that it should be ok and he would look at it.

2. **Committee Appointment votes - the following members were voted onto committees:**

**Capital Expenditures:**

**Carol Farren**

**Kay Jenkins**

**Mark Gallagher**

**George Price**

**Building and Grounds:**

**Carol Farren**

**Jennifer Cippoletti**

**Snook Cippoletti**

**Bylaws:**

**Ellie Rieser**

**Architectural:**

**The vote was tabled for further discussion.**

## Committee Reports

### Finance - Denise Knapp

A summary of the budget process was presented by Denise. The full report is on the Chateau Chaparral website.

### Architectural - Jerri Munson

There were 10 new units that came in from Sept. 20, 2020 - Aug. 2021.

### Nominations

Nothing to report

### Capital Expenditures

Nothing to report

### Building & Grounds - Jim McGannon

Need volunteers for tree trimming and rock wall building.

### Bylaws

Nothing to report

### Social

There is bingo tonight at 7 pm. It will be the last bingo of the season. Tomorrow there will be an ice cream social in the lodge at 2 pm. Volunteers are needed for the Social Committee.

**Proposed 2022 Budget Process:** Denise Knapp outlined the process which was followed by the Finance Committee to arrive at the budget being presented to the membership at this meeting.

**Budget Process:** Denise outlined the following state statutes that have been followed by Chateau to present and pass the budget:

HOUSE BILL 16-1149 SECTION 3. In Colorado Revised Statutes, 38-33.3-303, amend ( 4) (a) as follows: 38-33.3-303. Executive board members and officers – powers and duties - reserve funds - reserve study - audit. (4) (a) (I) Within ninety days after adoption of a proposed budget for the common interest community, the executive board shall mail, by first-class mail, or otherwise deliver, INCLUDING POSTING THE PROPOSED BUDGET ON THE ASSOCIATION'S WEBSITE, a summary of the budget to all the unit owners and shall set a date for a meeting of the unit owners to consider the budget. The meeting must occur within a reasonable time after mailing or other delivery of the summary, or as allowed for in the bylaws.

The executive board shall give notice to the unit owners of the meeting as allowed for in the bylaws. (II) Unless the declaration requires otherwise, the budget proposed by the executive board

does not require approval from the unit owners and it will be deemed approved by the unit owners in the absence of a veto at the noticed meeting by a majority of all unit owners, or if permitted in the declaration, a majority of a class of unit owners, or any larger percentage specified in the declaration, whether or not a quorum is present. If the proposed budget is vetoed, the periodic budget last proposed by the executive board and not vetoed by the unit owners

must be continued until a subsequent budget proposed by the executive board is not vetoed by the unit owners.

**Budget Questions and Concerns:**

Some members suggested ways that items in the budget could be changed or eliminated to save money and some members disagreed with one or more of the changes. Board member, Jim McGannon, reminded members that several noticed finance committee meetings had been held to discuss all aspects of the budget and that was the time to present these suggestions and ideas either in person or by email. He stated that at this point the budget “will be deemed approved by the unit owners in the absence of a veto at the noticed meeting by a majority of all unit owners” as stated in CCIOA p. 52 section IIA. One member did not agree with the Colorado state law that the board was following (CCIOA) and stated that the vote was illegal.

A motion was made to veto the budget and seconded. A vote was taken to veto the budget, with 12 yes and 18 no, so the budget was not vetoed.

**Park Manager Report - Rhonda Holden**

Rhonda reported that the trailer for the limbs has been retired for the season. There is now a bulletin board in the lodge for business cards of members with skills. She reported that the garage sale was successful. Weeds are being cut on a weekly basis. The bathrooms in the bathhouses will be painted over the winter.

**Adjournment**

**There being no further business to discuss, Laurie Bechert adjourned the meeting at 12:50 pm.**

**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**