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Board Members

President: Laurie Bechert Lot 78  
Vice President: Debbie Railey, Lot 27, 141, 142  
Secretary: Jerri Munson Lot 214

Board Members

At Large: Jim McGannon, Lots 38 & 39  
At Large: Gene Theilig Lots 120, 220  
At Large: Jody Juneau Lot 119, 96, 228, 229

**General Membership Meeting**

July 3, 2021 10:00 a.m. Lodge

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

**Meeting was called to order by Laurie Bechert, President at 10:08 A.M.**

**Laurie Bechert appointed Doug Pearce as Sergeant at Arms**

**Pledge of Allegiance was recited followed by a Moment of Remembrance for those have passed away.**

**Roll Call :**

**President Laurie Bechert; Vice President Debbie Railey (Phone) Secretary Jerri Munson, At Large members present Joanie McCord, Jim McGannon, Jody Juneau and Gene Theilig.**

**Quorum: There were 59 members present thus the quorum count of 31 was achieved.**

**Laurie Bechert, President, called for ballot counters to be dismissed to process the unopened members' envelopes and return when ballots were all tallied and report results to Board and membership.**

**New Member Recognition: Lot 121, Lot 90, Lot 5, Lot 128, Lot 262 and Lot 263**

**Presidents message:**

**Laurie Bechert President, welcomed all members present to the General Membership Meeting, being held in the Lodge after a hiatus of approximately 1 ½ years due to Covid restrictions and the flooding in the kitchen and office area of the Lodge. Accomplishments for the current board for this past year included the bat mitigation, bridge repair, renovation of the office and a meeting room, relocation of the ice machine to the outer office and the installation of internet services to be free to the lodge and would be available by individual member subscription to Colorado Central Telecommunication, further information to membership in a blast at a later date or in the meeting notes. A power point presentation to follow.**

**Questions, Comments and Concerns:**

**Renie MacConnie, Lot 8 questioned why after numerous work orders to the Board, fire mitigation was not resolved in the gully (common area) abutting Indiana. Jim McGannon, AtLarge and Building and Grounds Liaison responded regarding fire mitigation and the issue will be taken under consideration by the Board.**

**Laurie Bechert, President called for approval of May 29, 2021 General Membership Meeting Minutes. Minutes had been read and a motion was made by Joanie McCord to accept minutes as written, seconded by Gene Theilig. No discussion. Passed 7-0**

**Treasurer's Report : Denise presented the treasurer's report**

**Arrears Accounts as of 07-02-21**

- 2 default judgements**
- 1 payment plan in place**
- 1 late electric**
- 1 late HOA/Sewer Assessment**
- 3 unpaid fines**

**Account Balances as of end of business 07-02-21**

<b>Money Market</b>	<b>\$86,292.73</b>
<b>Kitchen/Social Account</b>	<b>\$ 2,188.77</b>
<b>Operating Fund</b>	<b>\$ 99,717.63</b>
<b>Debt Service Reserve</b>	<b>\$ 62,072.50</b>
<b>Asset Replacement</b>	<b>\$ 34,664.00</b>
<b>Construction (Sewer) Account</b>	<b>\$ 83,593.30</b>
<b>Reserve Funds</b>	<b>\$ 19,760.00</b>

**Budget Adjustments (06-21-21 Board Meeting) are on the website.**

**2<sup>nd</sup> Quarter Balance Sheet/Profit Loss Statements: Will be available on the website & table outside of the office as soon as they are available.**

**Old Business:**

**SDCEA : Laurie Bechert, President updated the membership on the current status of the electrical project. A new crew supervised by Jason from Louisiana is presently working in the park. They are moving at a rapid pace and hope to have project completed before the end of 2021. The employees are presently parking in the front of the Lodge and their equipment is parked along the north end of the common area east of the gazebo. Phase 1 is completed and awaiting installation inspection by Chaffee County inspectors.**

**Colorado Central Telecommunications: CCT has continued to utilize the trenches opened by Altitude and installing fiber optic cables (large orange cables protruding from the trenches) Each member in the park will be entitled to apply for services from CCT directly.**

**The office staff nor any Board Member will be involved in obtaining these services. The Director of Operations is Noah Abrams 719-480-3427. Tonya Wyles is Operations Manager 7190937-7700 x 114 and their contact site is operations @coloradocentraltelecom.**

There are no upfront charges to the Association and the office will receive a credit monthly of \$149.95. The annual service value is \$1,799.40. There are a number of speeds a member may need; at prices you can afford.

**Committee Reports:**

**Finance Committee:** Denise Knapp, Chair announced deadline for 2022 Budget from Committees due by 7-12-21 with Finance Committee Meeting to be held in Lodge meeting room.

**Architectural Committee:** Jerri Munson reported five (5) new placement of units, 3 winter water installations, two (2) fence requests since April 15<sup>th</sup>.

**Capital Expenditures/Building and Grounds Committee:** Kay Jenkins reported the south wall of lodge in needed repair, possible clad with metal panels. Bath houses in need of paint. Brenda Bronson and Tom resigned from committee. Kay thanked members for the response to the questionnaire that was distributed. Kay also thanked the volunteers who participated in the annual park clean up day, which was deemed a success but was noted, the clean up is an ongoing project throughout the summer season.

**Adopt a Spot:** Several years ago, a program of volunteers was formed to watch over and care for an area within the common areas of the Association on an ongoing basis. This program was in addition to the annual “clean up day” within the park.

A map of the park and a signup sheet will be available on the back table.

**By-Laws Committee:** Mark Gallagher reported the committee reviewed and authorized the proposed addendums to be submitted to the membership for the vote.

**Nominations/Elections:** Denise reported ballot counters were still tallying and it would be a short while for the results.

**New Business:**

Laurie Bechert, President introduced Rhonda and Ellie Holden, Park Managers. They are on site and reside on Illinois street with their schnauzer, named Tank. They commute to the park from their permanent home in Florissant and are on site, Tuesday, Wednesday and Thursday . Hours for members posted on the Lodge entrances.

Laurie Bechert, President called for a brief recess to allow for the ballots in the general election to be completed and reported to the membership.

**Back in session:** At 11:15 a.m. meeting was reentered and the results of the 2021 general election were announced.

**Elections Committee Report  
July 3, 2021**

<b>Total Ballots Received</b>	<b>192</b>
<b>Spoiled Ballots</b>	<b>6</b>
<b>Total Ballots Counted</b>	<b>186</b>

**Percent Approved:**

Bylaws Amendment 1	77%	Passed
Bylaws Amendment 2	81%	Passed
Bylaws Amendment 3	82%	Passed
Arch. Codes Amendment	79.5%	Passed
Rules & Regulations	73%	Passed
Amendment 1		
Rules & Regulations	65%	Failed
Amendment 2		
Schedule of Fees & Fines	55%	Failed

**Percent Not Approved:**

Bylaws Amendment 1	23%
Bylaws Amendment 2	19%
Bylaws Amendment 3	19%
Arch. Codes Amendment	20%
Rules & Regulations	27%
Amendment 1	
Rules & Regulations	31%
Amendment 2	
Schedule of Fees & Fines	43.5%

**Board of Managers Total Votes**

78 Debbie Railey: Lot #s 27, 141,142  
119 Jody Juneau: Lot #s 96, 119, 228, 229  
111 Joan McCord: Lot # 143

71 Kay Jenkins: Lot #s 40, 244, 246  
62 Jack Couch: Lot # 128  
82 Ben Althoff: Lot #s 153, 221

Jody Juneau, Joan McCord and Ben Althoff were elected to the CCOA Board of Managers. Officers will be appointed at a meeting taking place in the lodge July 12, 2021 at 4:30 p.m. Vote was certified by the Board. No officers chosen at this meeting (July 3, 2021)

**Reminders:**

Compliance concerns can only be addressed by the Board. Forms are available on the table by the office door and must be signed by the member. If no signature, the Board will not review.

Electric pedestals and water hydrants are owned by and are the responsibility of the Association.

No padlocks, please. Security tags are available at your request.

No modifications can be made to any element of the pedestal by an owner.

**Lot Rentals & Guests:**

Lot owner must fill out paper work & submit to office preferably in advance of arrival. Architectural Committee approval for placement on lot when renter arrives. Fines will be assessed accordingly if owner not compliant.

**Winter Water Installation:**

It is the lot owner's responsibility to inform the affected lots at least 24 hours prior to the water being shut off for the install. The lots owner may also ask the office to email notifications. Maps of shut-off valves and related lots are available at the office.

**Electrical Bills**

Payments should be sent to the PO Box address clearly shown on the statement. No payments are accepted at the Lodge office.

Payments must be received at the Genesis Office or postmarked by the last day of the month due to avoid late fees.

All billing inquiries directed to the treasurer.

## **Traffic Concerns**

**Golf carts, ATV's and other motorized vehicles are not to be driven nor steered by a minor child even with a grown up sitting with them. Fines will be levied against the owner when infraction reported.**

## **Closing Comments:**

**Please return your voting cards to the basket by the door before you leave.**

**Return name tags.**

**Please recycle any unwanted paper in the box provided.**

**Laurie Bechert, President called for a motion of adjourn. Jerri Munson so moved and Joanie Mccord seconded. Meeting adjourned.**

**Respectfully submitted,**

**Jerri Munson  
CCOA Secretary**



