



Chateau Chaparral Owners Association

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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

May 27, 2023, 10 am

Call to Order

Appoint Sergeant at Arms - Brady

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 - 59 members

New Member Recognition

Home Owner Forum - Questions, Comments, Concerns - Each resident who signed up to speak 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.

No owners had questions, comments, or concerns.

Approval of September 3, 2022, General Membership Meeting Minutes

MOTION by Marilyn: Move that the board shall approve the minutes of the September 3, 2022, General Membership meeting. Seconded and passed.

Approval of September 3, 2022, General Membership Budget Ratification Meeting Minutes

MOTION by Marilyn: Move that the board shall approve the minutes of the September 3, 2022, General Membership Budget Ratification meeting. Seconded and passed.

President's Message - Joan McCord

CCOA Manager's Report - Colee Kindall

Hydrant Vacuum Breakers - CCOA will be putting them on and taking them off. On: before April 15 Off: by Nov 1. It is recommended that you do not use your hydrant from November 2 – April 14th every year to prevent cracking or freeze damage in the hydrant. Maintenance will be installing them beginning next week. If you would like to volunteer to help please let the office know.

Washington Street Project - Pending possible grant assistance (available funds vs. amount needed). The Colorado State Lead/Copper Detection report is due by 2024. This could possibly be combined detection with Washington St. Project.

South Well & Auto Restart Programming - We need to test the south well before we consider digging a new well. Auto Restart may be possible with technical support programming with our existing equipment.

Sewer Station Cover – Engineering Estimates are pending, then three bids for the construction of the building for the memberships review and vote.

The Fire Department has offered us a Firecamp day for a community cleanup on July 15th. Firefighter trainees will be onsite to help lot owners clean up their lots. This includes mitigation and general cleanup. There will be a sign-up sheet in the Lodge. Email the office at ccoasn@gmail.com to request help on this day.

Chaffee County Fire Protection District has trailers available for all landowners who want to reduce the threat of wildfire on their property. Call 719-395-6545 and the district will drop off a trailer for you to fill with wood slash and then they return and haul it away. The cost is \$50 for residents in the fire district and \$75 for those located outside the district.

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: Tuesday, July 18th, 2023. Your slash piles must be registered by Sunday 7/16/2023.

Compliance – Friday, June 1st inspection. Please review the rules and regulations. Warning letters mailed on Friday, June 2. Postmarked by June 3. There will be 30 days warning to cure the lot to avoid fines. If not cured, the lot will be re-inspected. Each month lot is not cured, fines apply. After 120 days, if a lot isn't cured, legal action.

Treasurer's Report - Denise Knapp

Arrears Accounts as of May 26, 2023:

- 1 account turned over to the CCOA attorney for collection
- 0 unpaid fines
- 2 payment plans in place & 1 awaiting signatures
- 5 past due assessments
- 3 late fees and/or special postage fees

Bank Account Balances (as of May 26, 2023)

- o Money Market \$ 86,489.54
- o General Fund \$ 139,333.42
- o Sewer/Construction Account \$ 122,794.89
- o Debt Service Reserve \$ 77,920.50
- o Asset Replacement \$ 43,330.00
- o Kitchen/Social \$ 2,651.34
- o Contingency Funds \$ 64,549.00

Recent property valuations did not change the Property Taxes on the common property owned by CCOA. 2023 Q1 financial documents are posted on the website.

New Business:

1. Barbara Edwards of the Elections Committee introduced the board member candidates: Jody Juneau, Ben Althoff, and Jack Couch (not present).

2. Explanation of the Bylaws Amendment Petition - The proposed Bylaws amendment was discussed by Jody. The following points were made:

- We are always looking for ways to make extra money.
- Members have told me about other RV parks that charge a transfer fee.
- When a property is sold, the new owner pays a 1 ½% transfer fee.
- This costs current owners nothing.
- We spoke to our attorney who said it is very common and legal.
- There are 19 properties for sale now at Chateau. If all sold this year, we would make \$26,000.

Committee Reports

Architectural - Oso Kennison

We are still in need of Architectural Committee members. This position has become much easier since the county has gotten involved in our permitting process. Before anything can be approved by Chateau, it must be approved by the county, so the Architectural Committee's duties are reduced. If you are interested in volunteering, please speak to Oso or Colee.

Capital Expenditures - Marilyn Laverty

Marilyn discussed the challenges to Chateau such as the fact that our water and Sewer Systems are over 50 years old. The south well's production is greatly diminished and is not sufficient if the north well goes down. The water tanks need to be inspected for delamination. The EPA requires the removal of our galvanized pipe. The sewer system meets basic standards; however, 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.

The Capital Expenditures Committee has evaluated priorities, obtained bids, set a timeline for long-term replacement needs, attended training, and investigated grants and loans.

Building & Grounds - Barbara Edwards for Carol Farren

Over the past two months committee members and volunteers have been busy planting native seeds and plants in Tract G, rebuilding the rock retaining wall near the entrance, and making plans for summer projects.

Fire mitigation efforts continue and we have been chosen to receive some free services. Chaffee Chips was postponed from our original date in early May so that we could take advantage of another free program. Chaffee County Fire Protection District will bring in a Fire Camp crew to do some fire mitigation labor as part of their training. Then Chaffee Chips will bring in their trailer and chipper. We are waiting for the Fire Camp supervisor and Chaffee Chips coordinator to finalize a date and have been told it could be as early as July or as late as September. We will keep you posted.

Tomorrow we will have a clean-up day from 9:00 am to 1:00 pm. We will focus on painting (weather permitting), trash pick-up, removing dead tumbleweeds and fallen pine needles, and pulling weeds like Russian Thistle and cheatgrass. There's a sign-up sheet on the table but drop-ins are welcome for all or part of the time. Please wear good footwear, bring your work gloves and a bottle of water. Tools, bags, and supplies will be provided by CCOA. If you have any questions or suggestions or wish to volunteer for future projects, please contact Carol Farren on Lot 13 or Barbara Edwards on Lot 15.

Bylaws - Ellie Reiser

The Bylaws Committee needs a new member. If you are interested, please contact Ellie or Colee. All documents relating to the proposed bylaws amendment coordinate and match with Chateau as well as state documents.

Social - Jody Juneau

The following events will be on a weekly basis:

Tuesday - Happy Hour at 4 pm behind the lodge (adults only)

Wednesday - Pot Luck 5 pm Social Hour, 6 pm eat. In the lodge.

Friday - Family Happy Hour at 4 pm behind the lodge (all ages welcome)

Saturday - Bingo 7 pm in the lodge

Sunday - Games at 2 pm in the lodge

Other upcoming activities include:

Community Garage Sale: Saturday, June 24, 8 am to 1 pm.

BBQ and Music - Saturday, July 1, from 1 pm to 4 pm, Matt will play music

BBQ and Music - Saturday, September 2, from 1 pm to 4 pm, Jaimie will play music

Finance - Denise Knapp

One more person is needed on the Finance Committee. If you are interested in joining, please contact Denise or Colee. The 2024 Budget meetings start next month. These are open meetings. If you have any suggestions for the 2024 budget, please email them to the Finance Committee.

Elections - Barbara Edwards

There are three positions on the board and one proposed bylaws amendment on this upcoming ballot. There will be a meeting Monday to prepare the ballot packets for mailing. The results will be given at the General Membership meeting on July 1. If your summer mailing address is different from what is on file, please notify the office.

Reminders:

Lot Rentals & Guests - Owners must fill out paperwork & submit it to the office 3 days in advance of arrival. Architectural Committee must be there for approval for unit placement on the lot. The roll-off will be available on June 20th. Please check the signage on the roll-off before tossing items in. Do not over-fill the roll-off. If an item will fit in a regular trash dumpster, use it. Save the roll-off for items that will not go into the smaller ones.

Pets must be under control by means of a leash or fence at all times. Warning letter, after that fine is \$100.00 per occurrence. Remember to pick up after your pets.

Speed Limit 10 MPH. Golf Carts be aware of your speed, pedestrians, and small children.

Please don't forget to pick up your reflective lot sign if you ordered one last year.

Adjournment

There being no further business to discuss, Laurie Bechert adjourned the meeting at 11:31 am.

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