



# Chateau Chaparral Owners Association

10795 CR 197-A  
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** September 3, 2023, 11:00, Lodge

### **Call to Order**

**Appoint Sergeant at Arms - Brady Smith**

**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 - 64 members**

### **New Member Recognition**

### **Discussion of new Conduct of Meetings Policy - Denise**

- Sign up on the provided list if you wish to speak to an agenda item
- Proxy holders are permitted to speak on behalf of an owner provided the proxy has been verified by the Secretary
- State your name and address (lot #) prior to speaking
- Comments:
  - Are to be offered in a civilized manner
  - Are to be relevant to the purpose of the meeting
- Each person shall be given up to a maximum of 3 minutes to make a statement or ask questions
  - Each person may speak only once per item

- Yielding of time to another individual is not permitted
- Time may be increased or decreased by the chair, but must be uniform for all
- Once a vote has been taken there will be no further discussion on that topic
- To encourage full discussion by owners, no meeting may be audio, video or otherwise recorded.
- Anyone disrupting the meeting shall be asked to "come to order".
  - Those not coming to order shall be asked to leave the meeting
  - If the request is refused, the Board may recess the meeting and resume at a later time.
- All votes taken at a meeting shall be by secret ballot.
  - Ballots shall be counted by a neutral third party as appointed
  - Results of the voting shall be reported to the chair

**Approval of 7/2/22 General Membership Meeting Minutes** - Motion made by Jody to approve the 7/2/22 General Membership Meeting Minutes, seconded by Ben. No discussion from the board or audience. Passed 4 yea.

**Approval of 7/2/22 General Membership Organizational Meeting Minutes** - Motion made by Jody to approve the 7/2/22 General Membership Meeting Minutes, seconded by Marilyn. No discussion from the board or audience. Passed 4 yea.

**Approval of 8/8/22 Board Meeting Minutes** - Motion made by Marilyn to approve the 7/2/22 General Membership Meeting Minutes, seconded by Pete. No discussion from the board or audience. Passed 4 yea.

### **President's Message - Joan McCord**

#### **CCOA Manager's Report - Colee Kindall**

Colee reported that there are 32 members who have not signed up with SDCEA for electricity. Two bids have been obtained for the new well and a third is being pursued. No donations will be accepted for the shop until a complete inventory of the shop has been completed.

Several projects have been completed since May 2022:

- Bonsai reinforced the bridge cables
- Wyoming bathhouse has had the leak and mold fixed, a hot water heater is pending.
- Painting and roof work on the bathhouses
- Purchased a paint sprayer for CCOA Maintenance
- Established a compliance schedule.
- Kitchen stove to be installed 9/4/22
- The kitchen sink faucet will be installed 9/12/22

Several future projects are in the works:

- Washington Street project
- Well inspection with ROV/Diver 2023
- Comprehensive well inspection 2025
- Sewer Plant Cover Estimates
- Complete the Men's Bathroom in the Lodge

- Shop inventory
- New Administrative database to track all incoming requests

The Mobile Clinic will be at Chateau on Tuesday, September 6, 2022, from 2 - 4 pm.

### **Treasurer's Report - Denise Knapp**

Arrears Accounts as of Monday, September 2, 2022:

- 2 payment plans in place
- 2 accounts turned over to the CCOA attorney for collection
- 14 late electric
- 1 unpaid fine

Bank Account Balances (as of the close of business Monday, September 2, 2022)

- o Money Market \$ 86,351.26
- o General Fund \$ 77,781.62
- o Sewer/Construction Account \$ 78,491.62
- o Debt Service Reserve \$ 69,996.50
- o Asset Replacement \$ 38,997.00
- o Kitchen/Social \$ 2,917.84
- o Contingency Funds \$ 49,760.00

### **Old Business:**

1. SDCEA Update - On September 6, 2022, the power will be cut off in the old system and Altitude Electric will begin removing the old pedestals. SDCEA will take before and after pictures of each lot when they remove a pedestal. They will be filling the holes with dirt after removal.

### **New Business:**

1. Bridge Update - Bonsai will come the week of September 12 to assess the bridge:

Bonsai will provide specific bridge rot inspection following the protocol below:

1. Visual assessment of wooden bridge components
2. Tactile assessment of wooden bridge components
3. Investigative assessment of wooden bridge components including, but not limited to:
  - a. Joists
  - b. Treads
  - c. Cross Members

This investigative assessment includes the physical removal and reinstallation of a percentage of the components listed above in order to determine the extent of rot damage throughout the entire span of the bridge.

Bonsai will provide a written report and rot assessment.

2. Vote to change the time limit for curing fire mitigation to 72 hours as directed by Colorado law. Motion made by Jody to change the time limit for curing fire mitigation to 72 hours as directed by Colorado law, seconded by Marilyn. No discussion from the board or audience. Passed 4 yea.

3. Discussion of the dues increase - President Joan McCord and Treasurer Denise Knapp explained the reasons for the proposed dues increase of \$250 per year. They outlined the need for an increase in salary for a Class B water/sewer tech.

Another important expense needed is to save for a metal cover over the sewer plant. Currently, a makeshift cover of cement blankets, 2x4s, and an auxiliary heater are installed and monitored each winter. Colorado Water Quality Control Commission Regulation 85, in 2027, will be requiring a lower level of discharge of phosphorus and nitrogen. (The phosphorus & nitrogen is used in the winter to clean the water in extremely cold weather.) When the temperature goes below 30 degrees, it will be almost impossible for Derek to get those levels to where the state will require them to be. The sludge freezes and microorganisms no longer do their job. A metal cover would take care of this problem as well as help with odors from the sewer plant.

The third expense is the condominium declaration which was created in 1973. Our attorneys for years have advised that we need to update this document to reflect present-day Chateau. The bylaws and rules and regulations cannot be inconsistent or contradict the provisions of the condo declarations.

## **Committee Reports**

Architectural - Jerri Munson

Greg Spiering has resigned from the Architectural Committee after serving for eight years. There were 19 new members in 2022 who moved into the park. There will be the usual moratorium on permits during the winter from November 1 until April 15. There is a \$500 fine for doing any work without a permit.

Capital Expenditures - Kay Jenkins

Building & Grounds - Jody Juneau

Last spring the committee started removing grass and weeds from the south side of the lodge, and volunteers did more of that grunt work during our first clean-up day. Since then Steve Agent has worked diligently to create and maintain that new landscape by spreading wood chips, watering the small Ponderosa pines, lining up river rocks, and keeping the weeds under control. Now that the Russian Sage bushes are blooming, it looks really beautiful!

In late July we took on the challenge of improving the crumbling walkway running behind the lodge. Thanks to committee member Billy Hicks for doing so much of the dirty work: bringing in driveway gravel, moving river rocks with the "big yellow thing", and breaking up cement with the jackhammer. Volunteers assisted with removing cement, shoveling and spreading gravel, and lining the path with rocks. The team included: Jody Juneau, Kay Jenkins, Ralph Whitfield, Steve Agent, Jack Couch, Scott Sloan, and Carol Farren.

Back in April, Fire Chief Bertram noticed trees growing into wires on Idaho Street along our westernmost border. He suggested we call SDCEA to trim them as the grass area to our west is a fire hazard. The board contacted Mike Allen who said he would work with the fire chief to get this done. Long story short, nothing happened until I contacted Tom Linza in early August. He responded immediately and had a crew here the same day! Volunteer Danny Saxon will be coordinating with CCOA to remove the dead limbs.

Our most recent project was getting a new "Private Property Next 150 Yards" sign along our riverfront property in hopes of discouraging trespassers from using (and abusing) our beaches. The brown and yellow sign is 48" x 36" and it's mounted north of the bridge facing upriver. The location was chosen to give maximum visibility to river users while not being an eyesore to owners. Barbara Edwards added extra stability to the Alupanel sign (just in case) and completed the installation with Steve Agent on August 7. They did an amazing job!

Last but not least, thank you to the volunteers who independently do chores they see need to be done. Thanks to Sarah Schaab for spreading wood chips around two trees near our front entrance. It looks so much better and will help hold precious moisture. Thanks to Brenda Bronson for pulling out cheatgrass growing along the entrance walls, not just this year but every year when she is here. Thanks to Karen Goler, Grant Goler, and Jody Juneau who took on a huge challenge inside the lodge, clearing out old furniture, equipment, and other debris that had accumulated over the years. If I have forgotten you please forgive me, but know that you are appreciated!

Bylaws - Joan McCord

There are no petitions for the Committee at this time.

Social - Laurie Bechert

At 3 pm today Jaimie will perform for us in the lodge. At that time, we will also have an ice cream social for all who attend. Later tonight, at 6:30 pm, we will have bingo in the lodge. The Social Committee is in need of volunteers. If anyone would like to help out on this committee, please contact Laurie Bechert or Jerri Munson.

Finance - Denise Knapp

There have been several meetings over the past month to create a final budget to be presented to the board. The Finance Committee needs one more member. If you are interested, please contact Denise Knapp.

Elections - Denise Knapp

Barbara Edwards will be taking over as chairperson of the Elections Committee. The ballot for the dues increase will be put together by this committee. This committee also needs one more member. Please contact Barbara if you would like to be a part of the Elections Committee.

### **Reminders:**

Lot Rentals & Guests - Owners must fill out paperwork & submit it to the office 3 days in advance of arrival. Architectural Committee approval for unit placement on the lot.

Pets must be under control by means of a leash or fence.  
Remember to pick up after your pets.  
Speed Limit 10 MPH.  
Golf Carts be aware of your speed, pedestrians and small children.  
No dumping on CCOA park common areas.

### **Adjournment**

**There being no further business to discuss, Joan McCord adjourned the meeting at 12:30 p.m.**

### **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**