



Chateau Chaparral Owners Association

10795 CR 197-A
Nathrop, CO 81236
(719) 395-8282



Board Members

President – Ben Althoff #153, 163, 221
Vice President – Jody Juneau #96, 228, 229, 119
Secretary – Kay Jenkins #40, 244, 246
At Large – Pete Neff #99

Board Members

At Large – Jim Schmidt #30, 54
At Large – Bobby Gulley #251
At Large – Jack Couch #228

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

General Membership Meeting

May 25, 2024, 10:00 am

Call to Order at 10:02

Appoint Sergeant at Arms - none

Pledge of Allegiance

Moment of Remembrance

ROLL CALL

Board members in attendance:

- Ben Althoff- President
- Jody Juneau- Vice President
- Kay Jenkins - Secretary
- Pete Neff - At Large
- Jim Schmidt - At Large
- Bobby Gulley - At Large
- Jack Couch - At Large

Also attending as the Treasurer/Office Manager, Denise Knapp, Lot 46, and Colee Kindall, CCOA Manager.

Verify Quorum - 55 members

New Member Recognition

Approval of 9/2/23, General Membership Meeting Minutes - Motion made by Jody, seconded by Jim. No discussion from the board or audience. Passed unanimously.

President’s Message - Ben Althoff

1. Treasurer’s Report - Denise Knapp

Treasurer’s Report Notes May 25, 2024

Arrears Accounts as of May 24, 2024:

5 □ delinquent accounts

1 □ requests for payment plans pending approval

Bank Account Balances (as of May 24, 2024)

- o Money Market \$ 87,141.65
- o General Fund \$ 136,279.57
- o Sewer/Construction Account \$ 134,089.15
- o Debt Service Reserve \$ 79,242.50
- o Asset Replacement \$ 47,663.00
- o Kitchen/Social \$ 2,396.55
- o Contingency Funds \$ 113,268.80

Update on Lot #210:

~ Disbursement of the funds from the March 6th sheriff's sale is still pending.

2. CCOA Manager's Report - Colee Kindall

Hydrant Vacuum Breakers - zip ties can be cut now. Water update - There are 4 hydrant replacements scheduled. This takes about one hour to replace. We will try to do upgrades annually to our water system. The sewer system is still overloaded with items being flushed that are not allowed. Washington Street Project - Applied for the EPA Water Infrastructure grant. We were not chosen.

Colorado State Lead/Copper Detection - Report due by September 2024. Since we began our water assessment we are almost finished with lead detection requirements. Lot owners willing to assist with remaining detection please see me after the meeting.

Water Auto Restart Pump Programming - We have purchased a new VFD control system that will allow us to program auto restart for our water pumps if the power goes out. The cost was estimated last year at 10K we were able to get this for under 5K. Derek will be installing and programming this in June. The cost of a generator system is approximately 100K.

Sewer Station Cover - The requirements document will be done before September. Once this is done, then we can send the requirements to builders for estimates. Engineering Estimates - Acquired three bids for the construction of the building.

June 21st Roll-off arrives. June 22nd Yard Sale.

Compliance Inspections June 3-7th. Please review the rules and regulations. First, warning letters. Then, 30 days warning to cure lot to avoid fines. When you cure, email ccoasn@gmail.com with your pictures. If not cured, lot will be re-inspected. Each month lot is not cured, fines apply. After 150 days, if lot isn't cured, legal action.

New Business:

3. The new board member candidates, Kris Kristi and Alan Stoughton, were introduced by Barbara Edwards, Chairperson of the Elections Committee.

4. It was announced that there are still two open board seats. If anyone is interested in becoming a board member, please contact the board.

5. Committee Reports:

Architecture Committee - Ben stated that there were 41 applications in the last 7 months to the Architecture Committee. Any projects must submit an application.

Capital Expenditures - none.

Building and Grounds - Carol Farren reported that Clean Up Day will be May 26 from 9 am to 1 pm. Carol is resigning on June 1 and they will need new members. Some of the items Building and Grounds hopes to complete on Clean Up Day are: Pulling weeds In/Along the entrance wall, prepping and painting the Info Center, removing the old barrel planter, painting the mailboxes, pulling weeds at the Lodge, smoothing/reinforcing the gravel walk at the lodge, removing the firepit, moving the pavers to Lodge rear, painting the picnic table near the swing, and reinforcing/painting the bocce ball frame.

Firewise Committee - Carol Farren reported that after 3 years of Chateau being with Firewise USA we can apply for grants. All hours spent cleaning up and doing fire mitigation count toward our certification.

Bylaws - none.

Social Committee - Jerri reported that the regularly scheduled activities this summer will be: Happy Hour every Tuesday at 4 pm @ lot 89, Bingo every Saturday at 7 pm, Potluck every Wednesday at 5 pm to socialize, 6 pm to eat. There will possibly be a special dinner once a month. Wed, June 29 there will be an Emergency Preparedness meeting during potluck.

Revive and Thrive Committee - Megan Gulley reported that the committee will be meeting soon. Please do not drop items off on the second floor of the lodge. If you have anything to donate such as weights, ellipticals, treadmills, or exercise videos, please contact the committee.

Finance - The Finance committee will start meeting next month. The Board has voted to update the Bylaws to allow for a separate water assessment. At this time, this new assessment does not mean (at this point) that there will be a raise in dues, but rather budget funds will be reallocated. The Board, Management, and Committees are asked to submit their budget requests by 06/03/24. One more person is needed on the committee.

Elections Committee - None.

Condo Declaration Committee - None.

Reminders:

Lot Rentals & Guests - The owner must fill out paperwork & submit to the office 3 days in advance of arrival. Forms are online and in the black files next to the office door. Architectural Committee approval is needed for unit placement on lot.

Roll-off will be available June 21st. 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 dumpster.

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

Speed Limit 10 MPH

Adjournment

There being no further business to discuss, Ben Althoff adjourned the meeting at 11:52.

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, Vice President

Date