



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

General Membership Meeting Minutes July 6, 2024, 10 am

Call to Order 10:02

Appoint Sergeant at Arms - Jim Schmidt

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 Jen Doucet, lot 69, and Colee Kindall, CCOA Manager.

Verify Quorum - 49

New Member Recognition

President's Message

Approval of May 26, 2024, General Membership Meeting minutes - MOTION by Jody:

Move that the board shall approve the minutes of the May 26, 2024, General Membership meeting. seconded and passed.

Approval of June 27, 2024, Board Meeting minutes - MOTION by Jody: Move that the board shall approve the minutes of the June 27, 2024, board meeting. Seconded and passed.

Treasurer's Report

Arrears Accounts as of June 26, 2024:

- 3 delinquent accounts
- 2 payment plans in place

Bank Account Balances (as of May 24, 2024)

- o Money Market \$ 87,200.57
- o General Fund \$ 118,293.50
- o Sewer/Construction Account \$ 129,424.91
- o Debt Service Reserve \$ 79,242.50
- o Asset Replacement \$ 47,663.00
- o Kitchen/Social \$ 2,087.54
- o Contingency Funds \$ 113,268.80

Update on Lot #210:

~ Disbursement of the funds from the March 6th sheriff's sale was received by Altitude Law on May 16th. Altitude has taken care of the account and mailed the funds, however, for an unknown reason, the funds were sent to California. A stop payment has been requested and we are awaiting the new check which will be mailed to Denise.

CCOA Manager's Report - Colee reported that a camera had been installed at the pumphouse to allow Derek, our water technician, and Colee to see the warning light. At Thanksgiving, CCOA will provide cooked turkey and there will be a potluck. Many of the changes to the Rules and Regulations and Bylaws have come from the owners. If an owner has a suggestion for a change or has a concern, there are forms outside the office.

Water update – auto restart programming is scheduled for the last week in July. South Well Shock - Derek and Keith Boyd will tentatively schedule this in the fall.

We are working on getting a coded gate on the bridge. Please never give out your Chateau code to anyone, even other residents. Owners who do not know the code can text the emergency phone. Two asphalt speed bumps may be cost-prohibitive. Speed dips may be considered. Compliance inspections will be July 9th - 12th.

New Business:

1. Motion by Jim to approve Central Rockies Land Surveying to do a survey to determine the boundaries of the triangular plot of land adjacent to lot 105. Seconded and passed without dissent.
2. Security - this was discussed in the Manager's report.
3. Donations to Chateau - if any member wants to make a donation to Chateau or any committee, please see a board member or Colee.
4. Fire Safety - No fireworks are allowed in Chateau. It is fire season year-round. Call the sheriff if an owner is shooting off fireworks.

Committee Reports:

Firewise - Carol Farren - This is our third year as a Firewise Community. To earn our designation, we must spend \$31.80 per lot in hours and/or spending. \$31.80 x 306 lots = \$9,370. If you perform any type of fire mitigation on your property, please fill out the form found on the website.

Ladder fuels can be trimmed up to $\frac{1}{3}$ of the tree. There are white heavy-duty bags available for checkout to gather weeds. The committee will explore possible grants for fire mitigation.

Architectural - Ben Althoff - If you are bringing in a park model or RV you need to fill out an application for placement.

Capital Expenditures - Ben Althoff - a sonic leak detector will be on next year's capital expenditures.

Building & Grounds - Carol Farren - Clean-up day was May 26, 2024. Many tasks were completed by the 23 volunteers.

Bylaws - Joanie McCord - no owners submitted proposed changes to Bylaws this year. The revised Bylaws have been posted on the Chateau website.

Social - Jerri Munson - We have been having great turnouts for bingo, not so much for potluck. The Social Committee will hold a baked potato bar tentatively on July 24. It will be \$3 per potato, those under 12 years old eat free. The golf cart parade for July 4 will be on Sunday, July 7, 2024, at 2 pm. There will be an ice cream social afterward.

Finance - Carol Farren - The Finance Committee met last week to discuss the proposed 2025 budget. Items were discussed line by line. The next meeting will be on Wednesday, July 10 at 4:15.

Revive and Thrive - Megan Gulley - not in attendance

Elections - Barbara Edwards - Barbara introduced Kristi Davis. Kristi was the only applicant for the four board of managers open positions. A motion was made by Barbara to elect Kristi Davis by acclamation. Seconded and passed with 49 member votes and no dissent.

Board Member Appointments - Motion was made by Ben to appoint Don Henning, lot 31, Jennifer Schiavone, lot 221, and Joanie McCord, lot 143 to the three open board member positions. Seconded and passed without dissent.

Questions, Comments, Concerns - Discussion/Questions - Each resident present 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.

Jennifer Schiavone introduced herself so members would know who the new board member was. An incident with a young man shooting a firearm across the bridge was discussed. The sheriff was called and we were told that it is legal to shoot firearms across the bridge on BLM land.

A member asked about a fence. Ben instructed that if any member had an architecture question they should email it to the board. Owner Megan Holcolm offered to help with grants for Chateau which was much appreciated.

Reminders: Lot Rentals & Guests - Owners must fill out paperwork and submit it 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 the lot.

Pets must be under control employing 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. Please return name tags. Please recycle any unwanted paper in the box provided. Help setting the Lodge tables & chairs for Bingo will be appreciated.

Adjournment - 11:45.

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