



# Chateau Chaparral General Membership Meeting

July 5, 2025

## AGENDA

- Call to Order
- Appoint Sergeant at Arms
- Pledge of Allegiance
- Moment of Remembrance
- Roll Call
- Verify Quorum
- New Member Recognition
- Approval of meeting minutes
- President's Message
- Treasurer Report
- Maintenance Report
- Discussion/Questions
- Old Business
- New Business
- Committee Reports
- Reminders
- Adjournment





# New Member Recognition

# Approval of Minutes

- Approval of the May 24, 2025 General Membership Meeting Minutes

# President's Message

# Treasurer's Report

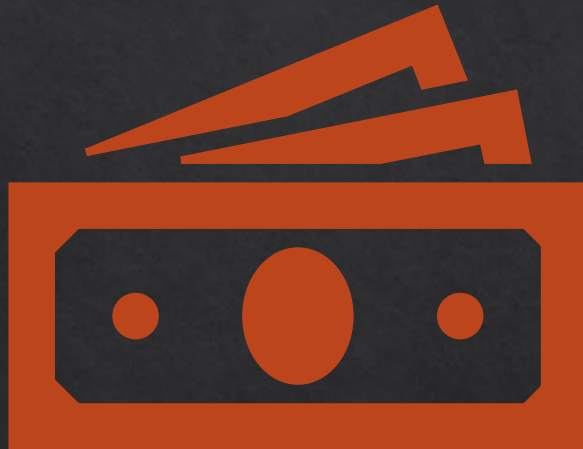
## Arrears Accounts as of June 25, 2025:

- 3 delinquent accounts
- 3 requests for payment plans pending approval
- 1 account in collections with Legal

## Bank Account Balances (as of June 25, 2025):

• Money Market	\$87,853.98
• General Fund	\$143,603.18
• Sewer/Construction Account	\$116,371.41
• Debt Service Reserve	\$79,242.50
• Asset Replacement	\$44,196.33
• Kitchen/Social	\$5,442.30
• Contingency Funds	\$207,148.80

# Treasurer's Report



## Membership Fee Allocations

### Collected:

- August 1 – December 31, 2024 \$6,453.00
- January 1 – June 1, 2025 \$4,488.24
- Total \$10,941.24

### Moved to Contingency Fund Distribution:

- 30% - Erosion Control/Storm Water Mitigation  
\$3,282.37
- 30% - Water System Maintenance  
\$3,282.37
- 40% - SBR (Sewer Plant) Digestive Cover  
\$4,376.50



# Verify Quorum

- **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.



# Old Business

## 1. Update on Rental Ballots

- 228 ballots received, one ballot spoiled – results counted from 227 valid ballots:
  - 146 in favor of restricting rentals
  - 81 against adoption of the proposed amendment
- Consulted attorney about apathy petition since we did not meet the 67% total owner participation threshold
- Legal Opinion:

**“As to the viability, while you achieved it on the approval side, being 1/2 of the approvals you would otherwise need (103), and less than 1/3 of the community voting against it (103), your margins are too small to comfortably petition the court. In our experience, with only a 24-vote difference, these are easily found.”**

# Old Business

## **2. Roll-off container**

- Will be at the Chateau beginning Friday, July 25
- Stays on site for one full week or until full

## **3. Community yard sale**

- Saturday, July 26

# New Business

1. Election of two board positions by acclamation
  - Ben Althoff
  - Jody Juneau
2. Vote to ratify e-vote approving two new members to the Finance Committee
  - Toby Martinez (lot 134)
  - Kim Palmer (lot 207)
2. Consideration of an HOA management company

# New Business

## **Consideration of Management Company – Discussion Items:**

- Previous environment of on-site management (perceived favoritism, abusive behaviors to manager, no boundaries from work and home) “third party”
- Complexity of the community (i.e., water/sewer, rentals, “condo/collection regulations”)
- Services on site, what can be remote? What cannot?
- Ability to condense and streamline accounting services with management services (efficiencies and improvements)
- Expertise in property management and knowledge base in this area, regulatory and resources



# New Business

## **Consideration of Management Company – Review Process:**

- Board called more than 50 firms
- Board interviewed four management companies
- Questionnaire prepared and answered by all companies being considered
- Cost comparisons
- Service comparisons and potential gaps

# New Business

## **Financial Review of Management Company Option – budget Items/transfer of costs:**

- Manager \$45,600.00
- Treasurer \$6,000.00
- Payroll Taxes \$4,500.00
- Accounting \$8,000.00
- Misc. Admin \$1,000.00
- HOA Software \$1,500.00
- Office Back-up \$2,000.00

# Committee Reports

- Firewise Committee – Carol Farren
- Architectural – Bobby Gulley
- Capital Expenditures – Ben Althoff
- Building & Grounds – Jack Couch
- Firewise Committee – Carol Farren
- Bylaws – Joanie McCord
- Social – Jerri Munson
- Revive & Thrive – Megan Gulley
- Finance – Kristi Davis
- Elections – Joanie McCord
- Funds Development – Don Henning

# Membership Comments/Questions





# Next General Membership Meeting

August 30, 2025  
9:00 am donuts  
10:00 am meeting



# Reminders

- **Roll-off will be available beginning Friday, July 25**
  - Please check the signage on the roll-off before tossing items in
  - Do not overfill 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.
- **Lot and lodge yard sale – Saturday, July 26 8:00 a.m. – 1:00 p.m.**

# Social Calendar

## JULY 2025

- Tuesdays, Weekly Happy Hour, outside on the porch at Lot 89, at 4PM
- Wednesdays, Potluck, in the lodge, social hour begins at 5PM, Dinner at 6PM
- Saturdays, Bingo, in the lodge, begins at 7PM
- July 5<sup>th</sup> , Membership Meeting, 9 AM donuts, 10AM meeting
- July 6<sup>th</sup> , Independence Day Golf Cart parade! Start time is 2 PM, meet at the lodge & decorate your carts!
- July 6<sup>th</sup> , Meditation with Brenda, lodge upstairs, 10AM - 11AM.
- July 25<sup>th</sup> , Rolloff container arrives for one week or until full
- July 26<sup>th</sup> , Lot and Lodge Yard Sale, 8AM - 1PM



# Social Calendar

## AUGUST 2025

- Tuesdays, Weekly Happy Hour, outside on the porch at Lot 89, at 4PM
- Wednesdays, Potluck, in the lodge, social hour begins at 5PM, Dinner at 6PM
- Saturdays, Bingo, in the lodge, begins at 7PM
- August 9<sup>th</sup>, Saturday, Painting Class with Denise, start time pending
- August 30<sup>th</sup>, Membership meeting, 9AM donuts, 10AM meeting starts
- August 31<sup>st</sup>, Sunday, Hike & Reiki with Brenda, start time pending

## CONTACT

Jerri Munson, Social Committee Lead at [zenjoo@msn.com](mailto:zenjoo@msn.com)

Megan Gulley, Revive & Thrive at [ccoareviveandthrive@gmail.com](mailto:ccoareviveandthrive@gmail.com)



A wire basket filled with papers and a stack of sticky notes on a table. The basket is made of black wire and is placed on a light-colored surface. Inside the basket, there are several sheets of paper, some of which appear to be forms or documents. A stack of colorful sticky notes is also visible. The background is a blurred indoor setting with a wooden table and some plants.

# Adjournment - Closing Comments

- Return name tags
- Please recycle any unwanted paper in the box provided
- Help setting the lodge tables and chairs up for bingo will be appreciated