

CHATEAU CHAPARRAL GENERAL MEMBERSHIP MEETING

May 27, 2023

Call to Order

- Appoint Sergeant at Arms
- Pledge of Allegiance
- Moment of Remembrance
- Roll Call
- Verify Quorum
- New Member Recognition

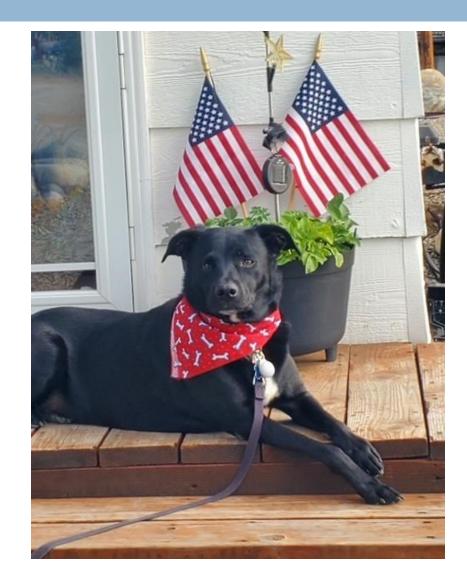
HOME OWNER FORUM

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.

APPROVAL OF MINUTES

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

President's Message



Thank you Karen Langtry for sharing the moose picture taken recently in the meadows.



Manager's Report



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 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.

Manager's Report (cont.)

Washington Street Project

- Pending possible grant assistance (available funds vs. amount needed)
- Colorado State Lead/Copper Detection Report due by 2024
 - Combined detection with Washington St. Project

Manager's Report (cont.)

Auto Restart Programming

Auto Restart may be possible with technical support programming using our existing equipment instead of buying new equipment.

- Sewer Station Cover
 - Engineering Estimates are pending.
 - Acquired three bids for construction of the building
 - Memberships' review and vote

BEST PRACTICES TO MAINTAIN A HEALTHY SEWER SYSTEM

GOOD SEWER SYSTEM PRACTICES	DO NOT FLUSH
Use Single-Ply Toilet Tissue	Feminine Hygiene Products
If RV toilet, flush a gallon of	Wet Wipes
water after each use.	Cigarette Butts
	Paper Towels
	Napkins
	Birth Control
	Oil or Hot Grease

Manager's Report

The Fire Department has offered us a Firecamp Day for community cleanup on July 15th. Firefighter trainees will be on site to help 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 <u>ccoassn@gmail.com</u> to request help on this day.

Manager's Report

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

- Chaffee Chips empowers community members to create defensible space around their homes by coordinating neighborhood slash removal and chipping services.
- The program is offered by Envision Forest Health Council partners to reduce the threat of wildfire in Chaffee County.

CHAFFEE CHIPS PROGRAM DATES

When: Wednesday, July 19th Time: 8:00 AM

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.

You must register your lot's slash pile no later than Sunday, July 16th.

<u>https://envisionchaffeecounty.org/chaffee-chips/</u>

CHAFFEE CHIPS (cont.)

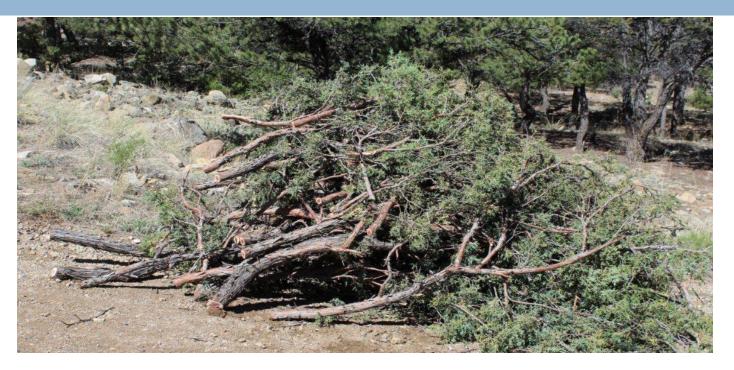
This is the time to trim your dead tree branches and cut down dead trees <u>without the cost</u> of haul away and waste management fees.

There are several arborists and landscapers that advertise their services in our area. If you hire help, please advise them of the rules of Chateau Chaparral.

- Help us help you by following a few rules:
- Slash is not trash!
- Trees, tree branches, small logs, brush cut away from root mass
- X No logs/branches with a diameter greater than 6 inches
- X No logs/branches longer than 10 feet
- X No construction, building or other manmade materials

- □ X No lumber, fence posts or signs
- X No roots, root wads, stumps or anything that grows below the soil
- X No materials that contain dirt, sand, gravel or rocks
- X No materials that contain metal (nails, screws, fencing), string or other man-made materials
- X No herbaceous material (leaves, weeds, bushes)

- Making the PERFECT pile
- No bigger than 5 feet high x 10 feet deep x 7 feet long
- Stack branches parallel to the road
- □ No "rats" nests!
- Pile within 5 feet of road/driveway but not in drainage ditches or under overhanging trees. Pile on ground unobstructed by large rocks, retaining walls, address signs, etc.



- Do not impede traffic
- Piles must be accessible with adequate turnaround space for a truck/trailer
- □ Limit your piles to 7 per property

Clean Up Schedule

□ June 20th

Roll off arrives until filled

July 15th

Firefighter Cleanup Day

Slash and trash

□ July 19th

Chaffee Chips (your slash piles must be ready by the 18th)

Social Calendar

- Tuesday Happy Hour at 4 pm behind the lodge (adults only)
- Wednesday Pot Luck 5 pm Social Hour, 6 pm eat.
- Saturday Bingo 7 pm in the lodge
- Sunday Games 2 pm in the lodge (Starts next Sunday)
- First Sunday of each month Bonfire & Smores (time pending)
- Other upcoming activities include:
- Community Garage Sale: Saturday, June 24, 8 am to 1 pm.
- BBQ and Music Saturday, July 1, 1 pm to 4 pm, Matt will play music
- BBQ and Music Saturday, September 2, 1 pm to 4 pm, Jamie will play music

Compliance

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

Treasurer's Report

Arrears Accounts as of May 26, 2023:

- •1 \rightarrow account turned over to the CCOA attorney for collection
- •0 \rightarrow unpaid fines
- •2 \rightarrow payment plans in place & 1 awaiting signatures
- •5 \rightarrow past due assessments
- •3 \rightarrow late fees and/or special postage fees
- Bank Account Balances (as of May 26, 2023)

 Money Market 	\$ 86,489.54
 General Fund 	\$ 139,333.42
 Sewer/Construction Account 	\$ 122,794.89
 Debt Service Reserve 	\$ 77,920.50
 Asset Replacement 	\$ 43,330.00
 Kitchen/Social 	\$ 2,651.34
 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 to the website.

New Business

 Barbara Edwards of the Elections Committee will introduce board member candidates: Jody Juneau Ben Althoff Jack Couch

 Explanation of the Bylaws Amendment Petition Jody

Committee Reports

- Architectural Oso
- Capital Expenditures Marilyn
- Building & Grounds Barbara
- Bylaws Ellie
- Social Jody
- Finance Denise
- Elections/Nominations Barbara



Lot Rentals & Guests

- Owner must fill out paper work & submit to office **3 days in advance of arrival**
- Architectural Committee approval is needed for unit placement on lot

Reminders cont'.

Roll off will be available 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 dumpster.

Reminders (cont'.)

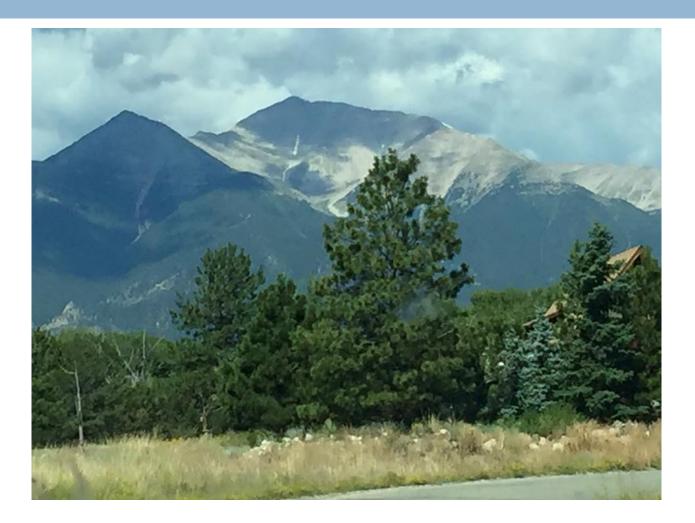
- Pets must be under control by means of a leash or fence at all times. Warning letter, after that the fine is \$100.00 per occurrence
 - Remember to pick up after your pets.
- Speed Limit 10 MPH
- Golf Carts:
 - Unlicensed drivers are not to operate golf carts, ATVs, motorbikes, electric bikes and traveling devices or any other motorized vehicle unless accompanied in/on the vehicle by an adult.

Reminders (cont.)

- Please don't forget to pick up your reflective lot sign if you ordered one last year.
- □ Lots with reflective signs in the office.
- □ You can still order reflective signs with the office.

169	37
203	253
78	171
204	205
206	207
93	92
171	186
129	

General Questions



Adjournment - Closing Comments

- Return name tags
- Please recycle any unwanted paper in the box provided.
- Help setting the Lodge tables & chairs back up for Bingo will be appreciated.