



# Chateau Chaparral General Membership Meeting

May 25, 2024

# AGENDA

- ◆ **Call to Order**
- ◆ **Appoint Sergeant at Arms**
- ◆ **Pledge of Allegiance**
- ◆ **Moment of Remembrance**
- ◆ **Roll Call**
- ◆ **Verify Quorum**





# 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.

NEW MEMBER  
RECOGNITION

# APPROVAL OF MINUTES

- ◆ Approval of the September 2, 2023 General Membership Meeting Minutes

# President's Message

# Treasurer's Report

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 6 th sheriff's sale is still pending.

Finance Committee:

~ 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



# Manager's Report

## Hydrant Vacuum Breakers

### Water Service Policy

**Water update - There are 4 total scheduled. This takes about one hour to replace.**

**Upgrades annually to our water system**

**Sewer system is still overloaded with items being flushed that are not allowed**





# Manager's Report (cont.)

## ◆ 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

# Manager's Report (cont.)

- ◆ 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.
- ◆ 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 construction of the building
  - ◆ Memberships' review and vote

# BEST PRACTICES TO MAINTAIN A HEALTHY SEWER SYSTEM

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



# Manager's Report

## SECURITY UPDATE

COIN MACHINE

CAMERAS

ISSUES AND CONCERNS

FUTURE ESTIMATES AND PLANS

# Clean Up Schedule

- ◆ June 21<sup>st</sup> Roll off arrives
- ◆ June 22<sup>nd</sup> Yard Sale

# Compliance

- ◆ **Compliance Inspection June 3-7<sup>th</sup>**
  - ◆ **Please review the rules and regulations**
  - ◆ **Warning letters**
  - ◆ **30 days warning to cure lot to avoid fines**
  - ◆ **When you cure, email [ccoassn@gmail.com](mailto:ccoassn@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

1. Barbara Edwards of the Elections Committee will introduce board member candidates:

Kristi Davis

Alan Stoughton

# New Business

2. Ben - Announcement of 2 open Board Seats

# Committee Reports

- ◆ Architectural – Ben Althoff
- ◆ Capital Expenditures –
- ◆ Building & Grounds –Carol Farren
- ◆ Firewise Committee – Carol Farren
- ◆ Bylaws – Joanie McCord
- ◆ Social – Jerri Munson
- ◆ Revive & Thrive – Megan Gulley
- ◆ Finance – Denise Knapp/Jenn Doucet
- ◆ Elections/Nominations –
- ◆ Condo Declaration –



# Membership Comments/Questions



# Next General Membership Meeting

July 6, 2024

9 am donuts

10 am meeting

# Reminders

## ☐ Lot Rentals & Guests

☐ Owner must fill out paper work & submit to 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



## Reminders cont'.

☐ **Roll off will be available June 21<sup>st</sup>**

- ◆ 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

# 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.