



**Chateau Chaparral  
Owners Association**  
10795 CR 197-A  
Nathrop, CO 81236  
(719) 395-8282



Board Members

President – Joanie McCord #143  
Vice President – Jeffrey (Oso) Kennison #97  
Secretary – Jody Juneau #96, 119, 228, 229  
Treasurer – Pete Neff #99

Board Members

At Large – Marilyn Laverty #184  
At Large – Kay Jenkins #40, 244, 246  
At Large – Ben Althoff #153, 163, 221

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

**Board of Directors  
Minutes of Regular Meeting  
December 15, 2022, 10:00 am**

**CALL TO ORDER**

President Joan McCord called the meeting to order at 10:02 a.m.

**ROLL CALL**

Board members in attendance:

☒ Joanie McCord- President  
☒ Oso Kennison- Vice President  
☒ Jody Juneau - Secretary  
☒ Pete Neff - Treasurer  
☒ Ben Althoff - At Large  
☒ Marilyn Laverty- At Large  
☒ Kay Jenkins- At Large

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

**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.

Q: Regarding the Condominium Declaration, why was it written almost 50 years ago in support of the condo association formation? Is it legally required to be rewritten by any state, county, or local government? If not why do it? Required or not, should it be recorded at the county office? Can the Platte map be modified separately? Should it be?

A: The board will be meeting with our attorney, David Firmin, on Monday, December 19,

2022. All of those questions and more will be asked. The Condominium Declaration must be updated because there are many sections that do not pertain to what is going on in Chateau today. There is much conflicting information that needs to be corrected as well. There is much that is not included that should be. There is much information that is irrelevant. After the Articles of Incorporation, the Condominium Declaration is second in the line of governing documents. A declaration of condominium is a legal document that proposes the governing rules for the condominium and we need to get it up to date and relevant to today's conditions in Chateau.

### APPROVAL OF MINUTES

The minutes of October 24, 2022, meeting were approved as submitted. Motion made by Jody, seconded by Kay. No discussion from the board or audience. Passed 7 yeas.

### FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of Thursday, December 15, 2022:

- 1 payment plan in place
- 1 account turned over to the CCOA attorney for collection
- 12 late electric
- 2 unpaid fines

Bank Account Balances (as of the close of business Thursday, December 15, 2022)

- o Money Market \$ 86,363.63
- o General Fund \$ 31,979.02
- o Sewer/Construction Account \$ 59,877.53
- o Debt Service Reserve \$ 69,996.50
- o Asset Replacement \$ 38,997.00
- o Kitchen/Social \$ 2,651.34
- o Contingency Funds \$ 49,760.00

Projected carry over for 2023 budget:

Amount over or below:

General fund \$34,000 \$2,021 + \$19,327(dues paid ahead) = -\$21,348

Sewer fund \$57,000 +\$2,878

Looking at approximately \$18,470 less than projected for funding 2023. These figures do not account for outstanding checks or bills due by the end of the month.

Reasons:

Over budget on sludge removal

Unexpected electrical installation, bridge repairs (down payment), combination lock recoding and replacement.

Options for paying dues with a credit card online will be pursued to see if this would be feasible for next year's dues payments.

Manager's Report:

Colee Kindall gave the Manager's Report as follows:

Prices have been obtained for the replacement of two washers in the laundry room from Appliance Connection, Home Depot, and Lowes. Derek has advised getting front-loading washers as they use less water than top-loading. Some washers can be delivered and some would need to be picked up at a cost of \$285. Denise pointed out that there is only \$2,000 in the budget for laundry for 2022. We would have to wait until January to have enough money to get two washers.

Three estimates have been obtained to cut down the dead trees on Oregon Street. The trees died because of beetle infestation. Preventative maintenance will be done in the spring regarding the beetles. The board will continue to examine and discuss these estimates.

The fireplace in the lodge was inspected and the news wasn't good. The cap at the top is not the correct one and would have to be replaced. Due to hairline cracks, a liner would have to be put inside the fireplace all the way to the top and that would cost around \$10,000. Masonry work would have to be done at the bottom as well. The inspector suggested that since we already have a gas line close to the bottom of the fireplace we could put an insert in which would heat the lodge as well. This will be considered for a future project.

## NEW BUSINESS

1. Vote to add Karen Langtry to the Elections Committee. Motion made by Oso, seconded by Ben. No discussion from the board or audience. Passed 7 yeas.
2. Vote to form a Condo Declaration Amendment Committee. Motion made by Jody, seconded by Oso. No discussion from the board or audience. Passed 7 yeas.
3. Vote to redeem taxes on lot 210 to allow moving forward with foreclosure proceedings. Motion made by Pete that CCOA, being a lien holder, pay all back taxes and associated fees required to redeem the property located at 10795 CR 197A, Nathrop, Colorado, lot

#210, presently owned by Mr. Bradley Bucholz of 13631 E. Marina Drive, #510, Aurora, Colorado, and enable CCOA to proceed with foreclosure actions. Seconded by Ben. Discussion: Kay disagreed with paying to redeem the taxes and said that we could foreclose on the property without doing this and that this would be a capital expense.

Denise explained that our attorney, David Firmin, has sent several emails to the board regarding this issue and has said that it is not a capital expense. He also said that we cannot redeem the property without paying the back taxes. The property cannot be sold if we redeem the taxes. The property owner owes us approximately \$11,000. If we do not redeem this property we will lose everything we are owed and the property. There is a string of emails, sent to every member of the board, explaining all of this from our attorney. No action can be taken until we have the minutes to show that we have voted to redeem the property. Time is of the essence since all must be done by March 15, 2023. Vote passed 6 yeas, 1 nay.

NEXT MEETING DATE. The next monthly Board meeting is scheduled for January 5, 2022, at 10:00 a.m.

#### Adjournment

There being no further business to discuss, Joan McCord adjourned the meeting at 10:47 a.m.

#### 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, Secretary

\_\_\_\_\_  
Date