



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

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 June 27, 2024 1 pm

CALL TO ORDER

President Ben Althoff called the meeting to order at 1:02 p.m.

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/Office Manager, Denise Knapp, Lot 46, and Colee Kindall, CCOA Manager.

APPROVAL OF MINUTES

MOTION by Jody: Move that the board shall approve the minutes of the June 14, 2024, meeting. Seconded and passed.

FINANCIAL REPORT

Denise Knap, per Jen Doucet, gave the Treasurer's report as follows:

Treasurer's Report Notes June 5, 2024

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.

Manager's Report:

Colee Kindall gave the Manager's Report as follows:

A mattress was thrown in the roll-off dumpster. The owner was seen on the security cameras and will be notified to come get it. The ice machine was delivered to the office. We are waiting for an owner/electrician to wire up electricity to the exhaust fan in the ice machine room before we turn it on - the last ice machine made that room very, very hot. The new mower will come next week. Ed will move the donated shed to the lodge area so we can set up the Tool Library. Thanks to Ben for donating the shed. We will check with Bonsai Designs about when we should have the next bridge inspection.

NEW BUSINESS

1. Finance Committee Report:

Denise indicated that we will get the year-to-date expense details by July. The Finance Committee met on June 26, 2024, and completed preliminary work on the 2025 budget. The committee will continue to tackle items on the budget at their next meeting on July 10th once we have gathered enough information to project carry over, etc. Also, we will hopefully have the \$33,000+ from the foreclosure by that meeting and look at revisions to the 2024 budget.

2. MOTION by Jody: Move to approve changes to the Rules and Regulations. Seconded and passed without dissent. The updated Rules and Regulations will be posted on the website.

3. Motion by Jim: Move to approve the Tools and Equipment Policy. Seconded and passed without dissent. The updated Tools and Equipment Policy will be posted on the website.

4. Motion by Jody: Move to approve revising the Collection Policy to align with changes dictated by House Bill 24-1233. Seconded and passed without dissent. The updated Collection Policy will be posted on the website.

5. The agenda was set for the July 6, 2024, General Membership Meeting.

6. Motion by Jim: Move to approve a new washing machine to replace the broken one (#2). Seconded and passed without dissent.

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.

A member asked when the rental policy would be voted on by the membership. This will happen once the new board is seated on July 6, 2024.

NEXT MEETING DATE. The next Board meeting is the General Membership Meeting which is scheduled for July 6, 2024.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 2:45 p.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, Vice President

Date