



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



Board Members

President – Laurie Bechert #78  
Vice President – Jerri Munson #214  
Secretary - Jody Juneau #96, 119, 228, 229  
Treasurer w/o Portfolio – Joanie McCord #143

Board Members

At Large – Jim McGannon #38,39  
At Large – Gene Theilig #120,220  
At Large – Ben Althoff, #153, 221

**Board of Directors  
Minutes of Regular Meeting  
August 11, 2021**

**1. CALL TO ORDER**

President Laurie Bechert called the meeting to order at 4:30 p.m.

**2. ROLL CALL**

**A. Board members in attendance:**

Laurie Bechert - President  
 Jerri Munson - Vice President  
 Jody Juneau - Secretary  
 Joanie McCord - Treasurer  
 Ben Althoff - At Large  
 Jim McGannon - At Large (via zoom)  
 Gene Theilig - At Large

**B. Others Present**

Denise Knapp, Rhonda Holden

**3. APPROVAL OF MINUTES**

The minutes of the June 21, 2021, meeting were approved as submitted.

**4. FINANCIAL REPORT - Denise Knapp gave the Treasurer's report as follows:**

Arrears Accounts as of Monday, 8.11.21:

- 0 payment plan in place
- 27 late electric
- 0 -> past due HOA Dues/Sewer Assessment/Electric
- 2 accounts awarded default judgments; CCOA now holds judgment liens totaling \$17,185.24 plus interest and additional late fees
- 3 owners with unpaid fines

Bank Accounts (as of the close of business Monday, 8/11/2021)

● Money Market	\$ 86,300.29
● General Fund	\$ 83,003.68
● Construction(Sewer) Acct.:	\$ 70,983.48
● Debt Service Reserve	\$ 62,072.50
● Asset Replacement	\$ 34,664.00
● Kitchen/Social	\$ 2,106.25
● Contingency Funds	\$ 19,760.00

## 5. MANAGERS REPORT

Rhonda Holden reported that the Washington Street water repair was ongoing. Skilled members and businesses can post their cards to the bulletin board in the lodge.

## 6. UNFINISHED BUSINESS

The board voted to approve the installation of an auto-restart valve for the water system to be completed by Electric Power and Process, Inc. as soon as possible. The vote was unanimous.

## 7. NEW BUSINESS

The Finance Committee outlined how they arrived at the submitted budget. A motion by Joanie was made to accept the budget as presented with modifications as discussed, seconded by Ben. Passed unanimously.

Jim discussed several future items which could be included in next year's budget.

Laurie gave an update on the electric conversion to Sangre de Cristo Electric Association. She stated that the Chaffee County inspector will walk through the park inspecting every lot in Phase 1. A report on any irregularities and possible remedies would be submitted to Laurie. Other Phases will be walked through soon and reports will follow.

8. NEXT MEETING DATE. The next monthly Board meeting is TBA.

## Executive Session

There were no items for Executive Session.

Adjournment

There being no further business to discuss, Laurie Bechert adjourned the meeting at 6:10 pm.

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