



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 September 21, 2021

CALL TO ORDER

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

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
 Gene Theilig - At Large

Others Present

Denise Knapp
Rhonda Holden
Mike Allen

APPROVAL OF MINUTES

The minutes of August 11, 2021, meeting were approved as submitted.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of 9.14.21:

- 0 payment plan in place
- 5 late electric
- 0 past due HOA Dues/Sewer Assessment/Electric
- 1 account; CCOA awarded a default judgment
- 2 owners with unpaid fines

- Bank Accounts (as of the close of business Monday, 9/21/2021)
 - o Money Market \$ 86,307.38
 - o General Fund \$ 73,870.65
 - o Construction(Sewer) Acct.: \$ 67,689.03
 - o Debt Service Reserve \$ 62,072.50
 - o Asset Replacement \$ 34,664.00
 - o Kitchen/Social \$ 2,435.13
 - o Contingency Funds \$ 19,760.00

Discussion:

Q - What is the current amount paid on the Washington project to date?

A - \$10,000-\$11,000.

MANAGERS REPORT - Rhonda stated that the weeds were continuing to be cut by Brady and the park is looking better because of it. Ellie is starting to cut the bridge planks and treat them. These will be used to replace older planks on the bridge next summer. Several people have posted their lots for sale and they seem to be going quickly which is good for everyone's property values. Winter projects, such as the men's bathroom in the lodge, are being set up and will be done during the winter. A blast will be sent out regarding members acquiring lot number signs from the Chaffee County Fire Department for \$10.

UNFINISHED BUSINESS -

1. Vote on two dues increase documents which will be sent out to the membership for a vote - unanimously approved.

2. Vote Greg Spiering to be reinstated on the ARCCOM - unanimously approved.

NEW BUSINESS -

1. The CCOA Board of Managers voted 7/0 in favor of the resolution to correct a clerical omission in wording that was designated in the solicitation document that was mailed to the CCOA Membership for the July 6, 2019 vote. The vote was taken at the May 24, 2021, CCOA Board of Managers Meeting and is recorded in the minutes of said meeting. The corrected language is noted. This will be recorded with Chaffee County.

ARTICLE VIII

RULES AND REGULATIONS

old: Moved to a stand-alone document per mail-in ballot vote July 6, 2019.

corrected: Moved to a stand-alone document per mail-in ballot vote July 6, 2019, subject to the requirements for amendment in Article 1, Section 4 of the Bylaws.

ARTICLE X
ARCHITECTURAL CODES

old: Moved to a stand-alone document per mail-in ballot vote July 6, 2019.

corrected: Moved to a stand-alone document per mail-in ballot vote July 6, 2019, subject to the requirements for amendment in Article 1, Section 4 of the Bylaws.

2. The bridge was inspected by engineer Jason Moore on September 21, 2021, at 10 am. Mr. Moore said that there were no surprises. Everything looked to be in good shape. Where we created the "fix" a few months ago for the rotting transverse timber, a new type of tie rod must be used - the old one is obsolete. Mr. Moore can create an engineering design drawing for a new tie rod which can be brought to a machine shop and created. The "fix" will have to be repaired properly and a new tie rod will be needed to implement this. This will all be noted in Jason's bridge inspection report which he will get to us in about a week.

3. In order to end "winter permits," there will be a moratorium on approvals from the ARCOM starting November 1, 2021, to April 15, 2022.

4. Mike Allen of Sangre de Cristo Electric Association invited members to ask questions regarding the electric conversion.

Q - When will the electricity be switched over to Sangre de Cristo Electric?

A - By August 2022, all electric accounts must be switched over.

Q - What is left to do in the park regarding the electric conversion?

A - The only thing left is Phase 6, a few items of clean-up, and road grading.

Q - Can we register for an account with Sangre de Cristo online?

A- Yes, at

[www.https://www.myelectric.coop/account-services/start-or-stop-service/apply-for-membership/](https://www.myelectric.coop/account-services/start-or-stop-service/apply-for-membership/)

Q - What will happen if there is an outage?

A - Sangre de Cristo will fix it the same day.

Q - What is the status of the electrical inspections of all lots being done by Sangre de Cristo and Chaffee County?

A - All lots in Chateau have been inspected and 85% of them failed. Letters will be going out to owners detailing the problems with each lot.

Q - Will members who don't sign up and want to go off-grid be charged a \$38 service fee?

A - Electricity will be at all lots and all owners should sign up. The association will bear

the monthly cost of anyone who does not sign up for service.

Several members and board members reacted strongly and negatively to the above answer given by Mike Allen. He stated that this was in the contract which was signed and given to the board's attorney. Several board members disagreed. The board's attorney will be contacted.

NEXT MEETING DATE. The next monthly Board meeting is scheduled for TBA.

Executive Session

The Board met in Executive Session on September 21, 2021, at 6:15 pm and took the following actions:

1. Legal issues. Vote to approve item #1. Unanimously approved.

Executive Session ended at 6:25 pm.

Board re-adjourned at 6:27 pm.

Adjournment

There being no further business to discuss, Laurie Bechert adjourned the meeting at 6:28 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