

President's Message



Treasurer's Report

Arrears Accounts:

- 0 Payment Plans in place
- 4 Late Electric
- 2 Late HOA/Sewer Assessments

Account Balances:

Money Market	\$ 85,579.20
Kitchen/Social Account	\$ 4,756.05
Operating Fund	\$129,797.24
Debt Service Reserve	\$ 38,300.30
Asset Replacement	\$ 21,665.00
Construction (Sewer) Account	\$ 83,987.20

Balance Sheet/Profit Loss Statements:

Will be available on website & table outside the office

Treasurer's Report

Budget Ratification Process: 2018 Legislation

- A summary of the proposed budget will be delivered to the Membership with the September General Meeting notification.
- The budget will be ratified at said meeting unless vetoed by a majority of all owners.
- A quorum need not be established for the ratification process to be valid.
- If the budget is vetoed, the last approved/ratified budget remains in place until a new budget is ratified.

Sewer Project

- DSI & SGM's work is completed
 - Working with Colorado Rural Water Association to remedy the problem with the infiltration basin not draining properly.
 - Additional aerator equipment is on site & awaiting state to approve instalation

Litigation Update

- Case on Lot #213: A final ruling on the injunction was issued in CCOA's favor, but is being appealed.
- You can check Chaffee County website for documents that have been filed

Building Improvements

- Lodge Update
 - Engineer has provided final specifications for repairs
 - Ad requesting bids had no results

Plat Map Modifications

 HOA attorney, David Firmin, is seeking clarification on setbacks with Chaffee county

Reminders

- Please remember to notify the office of guests.
- □No overnight parking of RVs in common areas without express approval of the Board.
- Bylaws require a permanent address be filed with the Association. It is the Member's responsibility to notify CCOA of any contact information changes, including e-mail, in writing.
- ☐ Work requests: Please be specific ie. If a shower is plugged, which bathhouse?

- Compliance concerns can only be addressed by the Board. Forms are available on the table by the office door and must be signed.
- Electric pedestals & water hydrants are owned by and are the responsibility of the Association.
 - No padlocks, please. Security tags are available at your request.
 - **NO modifications** can be made to any element of the pedestal by an owner.

- Payments should be sent to the address clearly shown on the statement.
 - □ Payments must be received at the Genesis office or postmarked by the last day of the month due to avoid late fees.
 - Billing **inquiries** must be addressed to the CCOA treasurer. Genesis works for the Association, not individual owners.
 - □ **Checks** are deposited once a week. Please do NOT call Genesis to see if your check has cleared. Contact your bank.

- 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 ones.
- Pets must be under control by means of a leash or fence.
 - Remember to pick up after your pets.

- CCOA Tool & Equipment Use Policy requires owners to sign the <u>Use of Equipment Liability</u>
 <u>Waiver Form</u> before using them. Both must also be signed out in the office.
- Wind chimes: Please be respectful of neighbors, especially on windy days & nights.

Committee Reports

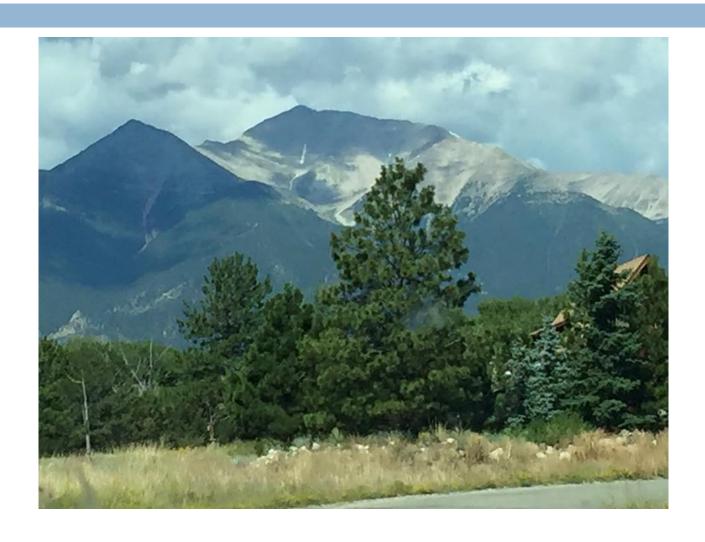
- Elections
- Social
- Building/Grounds
 - Recycling
- Architectural
- □ Finance

Election Results

Amendments passed/defeated

□ New Board of Managers members

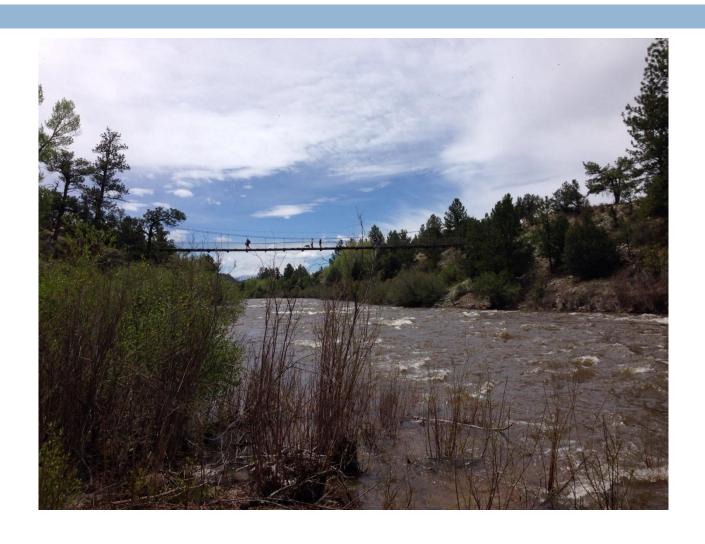
Questions



July 21st Board Meeting

- Our HOA attorney, David Firmin, will attend the July 21st Board meeting.
- Mr. Firmin represents the Association via the Board of Managers
 - He will attend the meeting from 10:00 11:00 a.m.
 - Submit any relevant questions you might have in writing to the Board by Friday, July 13th.
 - Questions to him from the floor may or may not be taken on the day of the meeting at the Board's discretion depending on the time frame.

Comments



Closing Comments

 Please return your voting cards to the basket by the door before you leave.

 Please recycle any unwanted paper in the box provided.

 Pot luck at 1:00 today. Please volunteer to help set up & clean up.