CHATEAU CHAPARRAL GENERAL MEMBERSHIP MEETING

September 1, 2018

President's Message



Community Involvement
Clean-up after yourselves
Speed within the community
Know your neighbors

Treasurer's Report

Arrears Accounts:

- 0 Payment Plans in place
- 6 Late Electric
- 1 Late HOA/Sewer Assessments
- 1 Lien Filed

Account Balances:

Money Market	\$ 85,604.64
Kitchen/Social Account	\$ 4,669.31
Operating Fund	\$113,931.18
Debt Service Reserve	\$ 38,300.30
Asset Replacement	\$ 21,665.00
Construction (Sewer) Account	\$ 79,184.05

Balance Sheet/Profit Loss Statements:

Will be available on website & table outside the office

Sewer Project

 Looking at state requirements for discharge to be deposited directly into chalk creek negating the necessity for a settling pond
Additional aerator equipment is assembled. Awaiting installation & electrical wiring. **Building Improvements**

Lodge Update Still looking for a contractor to do the work

Plat Map Modifications

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

Budget Vote

Budget Ratification Process:

Proposed budget was delivered to Membership with September meeting notification
Budget will be ratified at September 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

Fine Schedule Vote

Secondary RV on lot over 15 days with no extension granted
Art VIII, Sec 4, para D,E\$ 200/month (changed from \$100/month)

□ Standard Vehicle not being in operating condition i.e. current registration.

Owner vehicle parked in common area without approval of the Board of Managers
Art VIII, Sec 4, para C
\$250/month (addition to schedule)

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Elections Committee Appointment

- Lucille Habeck
- Jean Ferguson
- Jennifer Smith
- Lillian Nowak
- Barb Curry

Reminders/Odds 'N' Ends

If ordering a prebuilt shed be sure you get the overall height (including skids) which cannot exceed ten (10) feet.
Need someone to lock-up the Lodge in the evenings starting mid-September

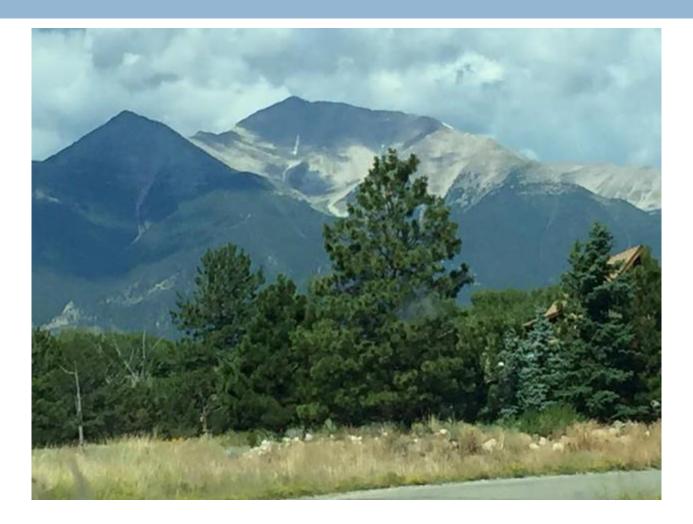
Reminders/Odds 'N' Ends

- Padlocks on Pedestals
- Hydrant drain back valves
- $\square 2^{nd} RVs$ on lots
- Winter addresses
- □ New Door code

Committee Reports

- Elections
- 🗆 Social
- Building/Grounds
- Architectural
- Finance

Questions



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.