



Chateau Chaparral Owners Association

10795 CR 197-A
Nathrop, CO 81236
(719) 395-8282



Board Members

President: Laurie Bechert Lot 78
Vice President: Debbie Railey Lots 27, 141, 142
Secretary: Mike Koenig Lot 128
Treasurer w/o Portfolio: Joanie McCord, Lot 143

Board Members

At Large: Jim McGannon, Lots 38 & 39
At Large: Chris Adkins, Lot 31
At Large: Gene Theilig, Lots 120 & 220

Our Maxim: Each owner should endeavor to promote the common good and strive to assist CCOA towards improvement.

General Membership Meeting

September 5, 2020 10:00 AM via ZOOM link

Appoint Sergeant at Arms:

President Laurie Bechert appointed Jerri Munson, Lot 214 and Joanie McCord, Lot 143 as Sergeant at Arms to assist with sign in of members prior to the official start of the meeting. Each owner was requested to log in on Zoom and display their associated Lot Number.

Call to Order:

The meeting was officially called to order at 10:41 A.M.

The Pledge of Allegiance was recited followed by a **Moment of Remembrance** for Terry Pann, a long standing member of our community who passed away during a hiking outing and other members who had passed away. Condolences were offered.

Roll Call:

President, Laurie Bechert; Vice President, Debbie Railey; Secretary, Mike Koenig; and at large members Joanie McCord, Jim McGannon and Gene Theilig were all present. Absent: Chris Adkins

Verify Quorum

There were 73 members present thus the quorum count of 31 was achieved.

New Member Recognition

New members at lot 186 were introduced. Tracy Manolakis & Dan Buecker

Approval of August 31, 2019 & July 4, 2020, General Membership Meeting Minutes

Minutes from our August 2020 General Meeting were read. Joanie McCord moved to pass and seconded by Jim McGannon. Minutes from our July 4, 2020 General Meeting were read. Debbie Railey moved to pass and seconded by Gene Theilig. Both minutes were approved unanimously.

Treasurer's Report

The treasurer's report was presented by Denise Knapp, Lots 16 & 46.

- 2 payment plans in place
- 6 electric late notices
- 3 accounts turned over to attorney; 1 resolved
- Bank Account Balances as of August 31, 2020
 - Money Market \$86,201.98
 - General Fund \$58,141.20
 - Construction (Sewer) Account \$80,789.18
 - Debt Service Reserve \$54,148.50
 - Asset Replacement \$30,331.00

- Kitchen/Social \$ 2,138.77
- 2nd Quarter Balance Sheets and Profit/Loss Statements will be posted to the website as soon as they are available.

Old Business:

Lodge/Laundry/Bathhouse Update

Bath House closings, Lodge closing and insurance claims. Discussion was held about the need to keep the Lodge, laundry and bathhouses closed due to COVID 19. Still awaiting visit from the commercial adjuster; delay is due to fires and floods.

New Mexico Lift Station

Jim addressed the need to work with the board in regards to the planned time for the sewer Lift-Station. He assured that the schedule was being set so as to limit the impact on our residents. The project appears to be well within budget.

Electrical Upgrade

Debbie addressed the progress of the SDCEA electrical upgrade requirement, explaining that the entire project was moving along in a timely fashion and is currently set in 6 stages. SDCEA and the board members strongly urged the owners to make certain that the walkways were clean and free from debris in the areas surrounding the existing electric power posts. Please refrain from talking to the SDCEA crews as they proceed throughout the park.

New Business:

Budget Comments

Joanie McCord read a letter that had previously been sent out to the membership concerning the budget and the many hours that the Board had devoted to this effort. Items discussed were the roadway improvements, needed pedestrian bridge repairs, park manager and general daily needs of our park.

“Good morning everyone. First, the board would like to thank all of you that sent in your questions. We have discussed them at length. Several of you have the same concerns so in the interest of time, let me see if I can’t address those issues up front before we get started.

Please remember that this board, as it stands now, has only been working together for 2 months. We have spent – all of us – an exorbitant amount of time working to make this a great place to live, whether we are a seasonal or full time resident. We have some really big-ticket items that need to be handled immediately such as: the electric, the lodge, our water treatment system and our wonderful bridge. With all that in mind we are still presenting a budget that is very close to last year’s ... as a matter of fact it is \$79 less than last year’s budget. With that said, however, we can only do this if we have a bit of a dues increase. I know the lump sum of \$250 seems like a large increase but it boils down to less than \$90 a month!

All right, the next big questions seems to be – why do we need a Park Manager? Great question ... let’s address that. Several people seem to think it’s to alleviate some of the workload our President has taken on. Well, that’s part of it but not even close to being all. The Park Manager will be taking care of our infrastructure. Some examples of how a Park Manager will help all of us: if there’s a power outage at 11:00PM – call the Park Manager. Water issues? Like the winter freezing we’ve experienced, the Park Manager is who you would call because he/she will coordinate the emergency folks who come and fix the problem. The Park Manager will be plowing the roads when we have a ton of snow or grating the roads because of too many pot holes. The Park Manager will also be the one spending the time researching needed bids for contracts and then presenting them to the board for approval. The Park Manager will work with the Compliance and Architectural Committees to properly enforce the park’s Rules & Regulations all year round. These are just a sampling of the Park Manager’s duties, but I hope this gives you a feeling for what will be expected. This won’t be a “fluff job” by any means. This person will certainly earn the salary we have proposed.

Finally, we hope that we have addressed your concerns. Remember, the budget affects all of us, the general membership and board members alike. You have elected us to use our collective judgments to lead. You have a great board, please trust us. We are ALL in this together."

Jim McGannon addressed the need for a Park Manager. A manager will assist in solving the many items that are too numerous for the board to address.

Resolution to clarify budget items

Jim McGannon moved to amend the budget section as noted below; the motion was seconded by Gene Theilig:

Wages:

~~CCOA Management~~ Park Manager⁹..... \$30,000

With an addition to footnote 9 to read: "Position....of the Board. *Park Manager based upon 30 hours per week at a salary of \$30,000.*"

2021 Budget Presentation

Denise Knapp, Co-chair of the Finance Committee introduced the budget which had been adopted by the Board at the August 24th Board meeting, and explained the monetary needs of the park. Offering a very detailed comparison (referencing the budget documents that were mailed to each owner and that can also be found on the CCOA website) to the past budget explained to various areas of the budget that caused our request to raise the annual dues to \$1,075.00 or \$89.58 per month. Income losses from the lodge, laundry and have caused a negative impact. President, Laurie Bechert and Vice President, Debbie Railey explained the various reductions and increases from last year's budget.

Vote

President Bechert requested that the owners prepare to vote on whether or not to veto the proposed 2021 budget. Denise read the Colorado statute governing the veto of the budget:

HOUSE BILL 16-1149

SECTION 3. In Colorado Revised Statutes, 38-33.3-303, amend

(4) (a) as follows:

38-33.3-303. Executive board members and officers – powers and duties - reserve funds - reserve study - audit. (4) (a) (I) Within ninety days after adoption of ~~any~~ A proposed budget for the common interest community, the executive board shall mail, by ~~ordinary~~ first-class mail, or otherwise deliver, INCLUDING POSTING THE PROPOSED BUDGET ON THE ASSOCIATION'S WEBSITE, a summary of the budget to all the unit owners and shall set a date for a meeting of the unit owners to consider the budget. ~~Such~~ THE meeting ~~shall~~ MUST occur within a reasonable time after mailing or other delivery of the summary, or as allowed for in the bylaws.

The executive board shall give notice to the unit owners of the meeting as allowed for in the bylaws. (II) Unless the declaration requires otherwise, the budget proposed by the executive board does not require approval from the unit owners and it will be deemed approved by the unit owners in the absence of a veto at the noticed meeting by a majority of all unit owners, or if permitted in the declaration, a majority of a class of unit owners, or any larger percentage specified in the declaration, whether or not a quorum is present. ~~In the event that~~ IF the proposed budget is vetoed, the periodic budget last proposed by the executive board and not vetoed by the unit owners must be continued until a subsequent budget proposed by the executive board is not vetoed by the unit owners.

The verbal vote was questioned by Kay Jenkins, Lot 40. President Bechert assured all of the owners that after a phone conversation and verbal confirmation at 8:20 A.M. that morning, our park attorney has assured us it is a legal procedure. Other questions and concerns from the public

were addressed. Concern over nepotism while filling the park manager position was answered by Laurie Bechert with the reference to our Bylaws prohibiting such action.

Joanie McCord, Lot 143, moved to veto the proposed 2021 budget, Kimberly Tubbs, Lot 226, seconded the motion. Discussion: Tom Feller, Lot 5, declared it a moot point as a majority of the membership is required for the veto and a majority was not present. Bill Althoff, Lot 153, questioned if a majority of the membership referred to owners or units. The Bylaws state: Voting shall be based upon one vote per unit. As the motion had been put into action, the vote to veto the proposed budget was taken with 15 voting in favor of the veto and 30 voting against the veto. The 2021 budget will move forward as it was not vetoed by a majority of the owners. A dues increase is necessary to support the budget and, as required in the Bylaws, will be put out to the membership for a vote. The ballots will be prepared by Denise Knapp and the Nominations/Elections Committee, and will be mailed to the owners and the owners requested to return them to our park office.

Committee Reports

None presented.

Questions, Comments, Concerns

Other questions and concerns from the public were addressed. Concern over nepotism while filling the park manager position was answered by Laurie with the reference to our Bylaws prohibiting such action.

Open discussion raised concerns from the owners as well as thanks for the board's hours devoted to making the park a better place.

General discussion: Jerri requested that we all send our thanks to Oso for his many years as a volunteer to the board and countless other hours to improve the park. Denise and Laurie requested that owners volunteer for the various committees that require assistance. Laurie and Debbie requested that the owners please stop calling the SDCEA offices. The board will continue to update the owners via email.

Adjournment:

Jim McGannon moved to close the meeting and it was seconded by Debbie Railey. Vote was unanimous and the meeting was adjourned at 2:05 PM.

Submitted by:

Mike Koenig, Lot 128

CCOA Secretary