



Chateau Chaparral Owners Association

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(719) 395-8282



Board Members

President – Laurie Bechert #78
Vice President – Debbie Railey #141/142
Secretary - Mike Koenig #128
Treasurer w/o Portfolio – Joanie McCord #143

Board Members

At Large – Jim McGannon #38/39
At Large – Chris Adkins #31
At Large – Gene Theilig #120/220

August 24, 2020

Due to the continuing COVID restrictions this meeting was brought through the Zoom meeting software. The Board meeting was set for a 4:30 start, however, due to technical issues and budget clarifications the meeting started at 5:05.

The Board Members that were present were President, Laurie Bechert; Vice President, Debbie Railey; Secretary, Mike Koenig; At Large members Joanie Mc Cord, Jim McGannon and Gene Theilig. A quorum was present.

Statement for the Board and owners at CCOA: This current board and the past year board members worked feverishly for many hours in an effort to bring the current 2020 / 2021 operating budget to you as owners at the CCOA. Thanks must be extended to all Board members and including Denise and the Budget Committee. This budget would not have been presented as well as it is without everyone's assistance.

The first order of business was to resolve clarification of two Architectural Codes:

Joanie McCord moved to vote on the following resolution. The motion was seconded by Mike Keonig..

2. BUILDING REGULATIONS

B. Construction:

- i. All structures shall be constructed of quality materials with a professional level of workmanship and designed to be cohesive and complement the primary unit. No storage pods, shipping container, **quonsets** and no additional **free standing** metal storage sheds shall be allowed.

The vote to approve the resolution was unanimous.

A motion was made by Jim McGannon and seconded by Gene Theilig to pass the following resolution:

2.) Clarification of "auxiliary structures". This also includes Jerri's recommendation.

2. BUILDING REGULATIONS

G. HEIGHT REQUIREMENTS

- iii. Auxiliary structures (**any structure not attached to the living unit**) shall not exceed 12 feet (12'0") **maximum** in height. CCOA **permit authorization form** required **to be filled out by the owner**.

The vote to approve the resolution was unanimous.

The proposed 2021 budget was introduced and explained by Denise in coordination with the Finance Committee. Joanie McCord moved to adopt the proposed 2021 budget; Debbie Railey seconded the motion.

Discussion:

Bill Althoff, #153, inquired about the cost of the electrical feeds to the common areas throughout the park. SDCEA has not totally completed the site audit so no answer was available. Bill also suggested the addition of stand-by generators for maintaining the electrical service to the pump house during power outages. This is under consideration for long term planning. Doug Pearce, #282/283, suggested the use of solar power, and again it's under discussion for long term planning.

Doug Pearce, #282/283, requested that the board review the use of the emergency funds held in the money market account if the increase in yearly dues was not voted in during the owners meeting in September. This will also be considered, however the Policy And Procedures For Investment Of Reserve Funds demands that the funds be returned to the money market account within 30 days of final completion of the project.

Discussion of the engineering report concerning the bridge was brought forward from board member Jim McGannon. The bridge is considered a common area. Debbie brought forward that the report was for inspection only and the report is 4 years old. No budget for repairs has been established at this point.

Laurie requested review of the purchase of a laptop computer for her use between the office and remote area. It was deemed this would be an office expense and was approved.

Jim McGannon moved that the meeting be adjourned and Mike seconded it. 6:45 PM.

It was established that September 5th is the general meeting for the board and owners.

Mike Koenig, CCOA Secretary