



Chateau Chaparral Owners Association

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



Board Members

President – Laurie Bechert #78
Vice President – Debbie Railey #141/142
Secretary - Mike Koenig #128
Treasurer w/o Portfolio – Gary Meier #132

Board Members

At Large – Joanie McCord #143
At Large – Jeff Parman #55/56
At Large - Jeffrey (Oso) Kennison #97

In Attendance: Present Laurie Bechart President, Debbie Railey Vice President; Gary Meier Treasurer w/o Portfolio, Jeff Kennison At Large, Jeff Parman At Large, Mike Koenig Secretary. Via Phone Joanie McCord At Large

President called the meeting to order at 10:05 Feb 1st of 2020

Water Technician Derek Deitrick, offered a very precise over view of the current condition of our water utilities at the CC Park at this time.

Fresh Water; Feb 20th has been projected as the date for the State of Colorado Water authority to inspect both tanks at the park. This date will be confirmed. It is necessary prior to the state survey, that the water usage be limited prior to the inspection so as to assure that the tanks are nearly full at capacity. This high level is necessary for the Marine Diving Solution divers to enter and exit the tanks. Everyone will be requested to limit their usage at least three days in advance of the scheduled date of inspection.

Sewer Plant SBR at the park. The tank Digestor area is currently frozen and the digested sewage is being pumped out and hauled off to a licensed re-cycle center. The Board and Derek are to complete a review of the engineering documentation package from the refurbishments of the waste water system 5/6 years ago. Derek addressed the need for the users in the park to review their practises of disposing non digestible items such as personal hygiene products and such items as the disposable wipes. The president will follow up with an email to the owners in the park.

Old Business

Approval of the December 10th, 2019 meeting minutes. Moved by Jeffery Kennison and seconded by Mike Koenig. Unanimous vote to pass.

The Bylaws are being reviewed and noted for additions. The board assigned Jerri Munson to continue her efforts.

New Business

Treasurer's report was presented by Denise Knapp. Motion to approve was made by Jeffery Kennison. Unanimous vote to approve.

Treasurer introduced line item adjustments for the 2020 budget. Line item adjustments were approved. First motion to approve by Jeffery Kennison, seconded by Debbie. Unanimous vote approved.

Sangre de Cristo proposal was presented by Laurie Bechert and Jeffery Kennison. The date of February 9th at 11:00 was approved for an educational meeting to be held at the lodge. Such items as cost per lot for the reconnect of owners equipment, cost of monthly rental of SDCEA equipment and cost per kW per client will be discussed. The president will follow up with a general email to the owners.

At 11:30 the board went into a special closed door meeting to discuss seven issues to be presented and voted on.

At 1:25 the board resumed the general meeting.

Item of discussion #1 was motioned to proceed by Jeffery Kennison, seconded by Gary Meier and approved

Item of discussion #2 was motioned to proceed by Gary Meier and seconded by Debbie Railey and approved

Item of discussion #3 was motioned to proceed by Gary Meier and seconded by Debbie Railey and approved

Item of discussion #4 was motioned to proceed by Gary Meier and seconded by Debbie Railey and approved

Item of discussion #5 was motioned to proceed by Debbie Railey and seconded by Gary Meier and approved

Item of discussion #6 is the replacement of the gas cooking range in the lodge. The motion to approve was offered by Gary Meier and seconded by Jeffery Kennison. Approved with Jeff Parman abstaining.

The motion to adjourn was made by Debbie Railey and seconded by Mike Koenig. The meeting was adjourned at 2:55