



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 – Joanie McCord #143

Board Members

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

The July 4, 2020, General Membership Meeting was called to order by President, Laurie Bechert, at 10:03 AM.

The meeting was held under the newly implemented guidelines for the COVID-19 regulations. This meeting was our first attempt to coordinate and implement the virtual meeting via ZOOM. The meeting was advertised via USPS mail and emails. The Ballots for the four open Board of Managers positions were USPS mailed as were the return pre addressed envelopes.

The President declared the voting to be closed. The staff to read and count the ballots were accompanied by at large board member Joanie McCord.

Roll Call of the board members with the following present: Laurie Bechert, President; Debbie Railey, Vice President; Mike Koenig, Secretary; Joanie McCord, at large and Jeffrey Kennison, at large were present.

A quorum was verified. Our total was 46. The quorum minimum is 31.

The Approval of the meeting minutes for the 2-1-20 meeting was moved upon for acceptance by Vice President, Debbie Railey and seconded by Secretary, Mike Koenig. Approved unanimously.

Financial reports were presented by Denise Knapp, CCOA Treasurer/Portfolio.

Account Balances as of close of business July 3, 2020 are as follows:

Money Market Account	\$86,172.76
General Operating Fund	\$69,570.33
Sewer Assessment Account	\$87,969.02
Asset Replacement Reserve	\$30,331.00
Debt Service Reserve	\$54,148.50
Kitchen/Social Account	\$ 2,138.77

Arrears Accounts:

Two (2) payment plans are in place and the accounts are current.

Three (3) accounts have been turned over to our attorney for collection.

The second quarter balance sheet and profit & loss statement will be posted on the CCOA website once the June statements have been reconciled.

A motion to ratify the following e-votes was made by Debbie Railey and seconded by Mike Koenig.

- 1.) Approval of Denise Knapp as Office Manager.
 - 2.) Approval of the Resolution of the CCOA Regarding Maintenance of the Electrical System prepared by Altitude Law.
- Approval for ratification was unanimous.

While we awaited the results from the vote counters President, Laurie Bechert spoke in regard to the various items concerning the residents at the park. Dog Droppings, dogs without leashes, stray cats, speed limits being ignored and abuse of the dumpsters with household items being left at the trash bins.

Discussion was small but pointed out that neighbors should help to assist monitoring these items. Also discussed were the topics of tree trimming, second RVs at various lots and the need for a park manager type of individual to watch the park.

Office hours for the President and staff were established as Monday, Wednesday and Friday 8:00 AM until 10:00 AM. Also discussed was the need to monitor which vehicles are legitimate visitors or trespassers. The re-implementation of the purple pass displayed in the windshield is to be considered by the board as a means of monitoring the visitors in the park and enforcement is a concern.

The discussion regarding the SDCEA Utility change-out was brief and to the point. Items that are determined to be in the Utility Right-of-way were to be removed by the owner or SDCEA will remove them. Items such as vegetable gardens, fire wood, trash and bushes were found on the utility easements as we toured the park with SDCEA engineers.

If there is no request sent to the office the owner would receive a Power Panel but not a utility meter. SDCEA is attempting to contract with a licensed electrical contractor to assist on site with problems that arise. This is an ongoing utility change out and the Board will keep everyone informed as time goes by. 37 owners had not responded to the SDCEA questionnaire. The President urged that everyone must turn in the questionnaire.

Outgoing board members were thanked for their service.

The votes were tallied and verified. The results were 195 ballots sent out, 12 were spoiled, 183 total ballots counted. Individual results were: Chris Adkins (113), Jim McGannon (139), Laurie Bechert (168), Gene Theilig (132) and Elaine Pearce (110). There were four openings and 5 contestants. The board ratified the count. The new Board must hold an organizational meeting within 10 days.

Open Questions: Jim McGannon, Lots 38/39, brought up the following: The treasurer position must be elected, the need to update the Bylaws. Last update was in 2018 and the changes were not part of the county records. There should be an audit every three years. These issues will be addressed by the Board. Denise Knapp, Lots 16/46, clarified that the last audit was of 2018 and had been performed in 2019, and that the most current amendments to the bylaws were passed in 2019.

Other issues discussed were parking issues at the lodge, parking issues on narrow streets, walkways being used as road ways, length of time for the lodge and bathhouses to remain closed, rentals of the trailer and the lots and tree trimming. The board is to review each concern.

Brenda Bronson, Lot 272, requested information regarding the closing of the Lodge and bathhouses be entered into the minutes of this meeting. Laurie confirmed that the Lodge is closed as are the bathhouses until further notice, per the BLAST sent July 2nd from President, Laurie Bechert.

Brenda Bronson, Lot 272, also expressed concern over the lack of professional management for CCOA.

The date for the next scheduled meeting for the owners was not announced, but is always the Saturday closest to Labor Day.

The meeting was adjourned at 12:00, noon.

Mike Koenig
Secretary, CCOA Board of Managers