



Chateau Chaparral Owners Association

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Nathrop, CO 81236
(719) 395-8282



Board Members

President – Laurie Bechert #78
Vice President – Debbie Railey #27/141/142
Secretary - Mike Koenig #128
Treasurer w/o Portfolio – Joanie McCord #143

Board Members

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

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

Board of Managers Meeting, November 23, 2020

Call to order: President, Laurie Bechert, called the meeting to order at 4:07 PM.

Roll Call:

Board Members in attendance: Laurie Bechert, Lot 78; Jim McGannon, Lots 38/39; Debbie Railey, Lots 27/141/142; Gene Theilig, Lots 120/220; Joanie McCord, Lot 143 (Checked in at 4:25)

Approval of Minutes from 10/18/20 Board Meeting:

Motion from Jim McGannon; second by Gene Theilig to approve the October 18, 2020 minutes. Motion passed 4/0

Treasurer's Report:

Treasurer, Denise Knapp, reported the following:

Arrears Accounts (November):

- 0 → payment plans in place
- 10 → late electric notices sent
- 2 → accounts turned over to attorney

Account Balances:

- Bank Accounts (as of 11/20/2020)
 - Money Market \$ 86,228.24
 - General Fund \$ 34,052.77
 - Construction(Sewer) Acct. \$ 69,131.84
 - Debt Service Reserve \$ 54,148.50
 - Asset Replacement \$ 30,331.00
 - Kitchen/Social \$ 2,138.77
- 3rd Quarter BS/PL statements are posted to the website

Jim McGannon asked for confirmation that the Debt Service Reserve is required as part of the USDA loan agreement. **The answer is yes.** The annual **USDA loan** payment is **\$79,242.00** and CCOA is **required to contribute 10% of this amount until the amount in the account equals one loan payment.** CCOA has paid seven years of the 40 year loan. (Corrections voted on at the 2.22.2020 Board meeting are in red.)

Gene Theilig inquired if electric service and charges are being accrued on each of the accounts the attorney is dealing with. One lot had the meter pulled several years ago and the other is still in service.

Old Business:

Electric Update

President Bechert reported SDCEA cannot get all the pedestals as scheduled due to a source delay in China. They have found another source and are expected to be in sometime in December for phase 2.

The situation concerning stolen items from the work site is in the hands of the sheriff's department.

The current extended power outage is due to an unexpected break which is being addressed. Jim McGannon asked for patience from everyone as there will undoubtedly be more instances of outages, breaks, etc. He also asked about the switch over process. Customers will be notified when they need to

get an electrician. They will then be given notice of the need to sign up with SDCEA. Once they have been notified to become a SDCEA customer, they will have 30 days to complete signing up. Joanie

McCord suggested having Mike Allen attend next week's work session.

Neil Nelson, Lot 189, requested more information as to process; to be addressed at the end of the meeting.

New Business:

Approval of New Board Member

Kay Jenkins, Lots 40/244; Ben Althoff, Lot 153 and Jerri Munson, Lot 214 applied for the vacant position on the Board of Managers. Joanie McCord moved to appoint Jerri Munson to the vacant position.; Gene Theilig seconded the motion. Laurie Bechert recused herself from the vote. The motion passed 4/0 in favor with 1 abstention.

Certification of the Dues Increase Vote

Jim McGannon moved to certify the vote; Joanie McCord seconded the motion.

Discussion: Kay Jenkins, Lots 40/244, asked why no observers were there for the count, and who did the counting. Denise Knapp, Lot 46 – Elections Committee Chairperson, offered that to her knowledge, there is no requirement to have observers and that facilities would not allow observers due to COVID 19 restrictions. Members of the Elections Committee counted the ballots. The motion passed 5/0.

Approval of Committee Descriptions

Jim McGannon moved to approve the committee descriptions; Joanie McCord provided a second.

Discussion: Kay Jenkins, questioned why committee descriptions were not sent out to the membership. Summative answer was that membership approval is not needed. This action comes under administrative duties of the Board. The motion passed 5/0.

Approval of Budget Revisions to End of 2020

Treasurer, Denise Knapp, presented suggested line item revisions to the 2020 budget based on expenditures to date and projections to the end of the fiscal year.

A motion was made by Jim McGannon to approve the suggested revisions; Joanie McCord provided a second. The motion passed 5/0.

The approved revisions will be posted to the CCOA website.

Approval of Altitude Law 2021 Retainer

Jim McGannon moved to approve the midlevel retainer; Joanie McCord seconded the motion.

Following discussion of the three options, the motion passed 5/0.

Other: Board

Jim McGannon provided an update on the new planks for decking on the foot bridge. Several have been replaced and work will continue after purchasing and prepping more planks. He is in touch with outriggers requesting bids for repair on cables and turn buckles on the bridge. He will be in contact with an architect and/or engineer for inspection of the Lodge.

Laurie Bechert provided an update on the mold inspection in the Lodge. Fast Response Testing took air and surface samples. Reports will be shared once they are available.

Debbie Railey provided a reminder to disconnect hoses and release backflow valves for the winter months. Jim McGannon will have PMTs check hydrants for hoses and backflow valves.

Membership

Ellie Reiser, Lot 143, thanked the Board and reinforced the legitimacy of the ballot counting.

Neil Nelson, Lot 189, asked for clarification/additional information on electric upgrade progress. New information will be sent out as soon as it is available.

Gail/Leon Pitchon, Lot 169, asked if owners will need to contact the electrician or if he will contact us. Owner needs to contact the electrician.

Kay Jenkins, Lot 40/144, asked when committee descriptions will be available to the membership and to include who wrote them. Denise Knapp said she will try to post them to the website by Friday, November 27, 2020, and will include whatever additional information the Board deems necessary.

Adjournment :

Jim McGannon moved to adjourn the meeting; Debbie Railey seconded the motion. Passed 5/0 The meeting was adjourned at 5:45 PM.

Respectfully Submitted,

Denise Knapp, Office Manager
(in absence of the CCOA Secretary)