



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 –
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

October 18, 2020, 5:00 PM

Call to order 5:11

Roll Call:

Board members present: Mike Koenig, Lot 128; Laurie Bechert, Lot78; Debbie Railey, Lots 27, 141, 142; Gene Theilig, Lots 120/220; Jim McGannon Lots 38,39; Joanie McCord, Lot 143

Approval of Minutes from 8/24/20 Board Meeting:

Available on CCOA website at:

http://www.chateauchaparral.com/2020/August_24_Board_Minutes.pdf

Joanie McCord moved to approve the minutes, seconded by Gene Theilig. Motion passed 6/0

Treasurer’s Report:

Denise

Arrears Accounts (as of Friday, 10/16/20):

- 2 → payment plans in place
- 7 → late electric
- 2 → accounts turned over to attorney

Balance Sheet/Revenues & Expenses:

- Bank Accounts (as of 10/16/2020)
 - Money Market \$ 86,214.68
 - General Fund \$ 48,413.04
 - Construction(Sewer) Acct.: \$ 70,368.59
 - Debt Service Reserve \$ 54,148.50
 - Asset Replacement \$ 30,331.00
 - Kitchen/Social \$ 2,138.77
- 3rd Quarter BS/PL statements posted by the end of the month

A motion to approve the treasurer’s report was made by Gene Theilig; seconded by Joanie McCord.

Motion passed 6/0

Old Business:

Electric Upgrade:

Several reported instances of the Century Link lines being cut. Most are repaired. SDCEA is replacing the locate person.

New Business:

Acceptance of Board member resignation (Chris Adkins)

Laurie

A motion to accept Chris’s resignation was made by Joanie McCord; seconded by Debbie Railey. The motion passed 6/0

Approval of Committees

Laurie

The following committees were presented for approval:

Elections: Motion to approve by Joanie McCord; seconded by Dedbie Railey. Passed 6/0

Denise Knapp, Lot 46
Wayne Stanley, Lots 47/48
Kathy Stanley, Lot 47/48
Ellie Reiser, Lot 143
Jean Ferguson, Lot #37

Finance: Motion to approve by Gene Theilig; seconded by Debbie Railey. Passed 6/0

Pete Neff, Lot 99
Carol Ouelette, Lot 49
Elaine Pearce, Lots 282/282
Denise Knapp, Lots 16/46

Bylaws: Motion to approve by Jim McGannon; seconded by Gene Theilig. Passed 6/0

Mark Gallagher, Lot 112
Becky Schmidt, Lot 54
Jeri Munson, Lot 214

Capital Expenditures/Building & Grounds:

Brenda Bronson, Lot 272
Tom Walker, Lot 272
Steve Agent, Lot 212/213
Mark Gallagher, Lot #112

Architectural:

Jeri Munson, Lot 214
Greg Spiering, Lot 305
Jim Schmidt, Lot #54
Jeffrey (Oso) Kennison

Proposed Dues Increase

Laurie

Jim McGannon moved that annual assessments be set at \$475.00 for the Sewer Assessment and \$600.00 for HOA Dues for 2021. Gene Tjheilig seconded the motion which passed 6/0. The Elections Committee will prepare and mail the ballots October 21, 2020.

Other:

Kay Jenkins, Lots 40/144, stated she was voted to be on the Capital Expenditures/Building & Grounds committee at the April 2019 Board meeting and should still be considered a member of the committee. Following discussion the Board decided to take up the issue in executive session. Kay questioned the need of the executive session. The Board expressed concerns relating to privacy issues.

Mark Gallagher: 112 asked about progress of the electrical upgrade. Phase 1 may possibly be finished in 3-4 weeks (estimate if weather holds).

Bill Althoff: 153 cautioned board about rejecting volunteers.

Ben Althoff: 153 volunteered for the open seat on the Board & Architectural Committee

Jennifer Smith:133 asked if can members use their own contractor to hook up electric? Yes, but the member is responsible for all permits, inspector etc. and transfer of service may be longer.

Ben Althoff: 153 asked if once pedestal is in place, is all we have to do is plug in? Yes, depending on the placement of the new pedestal.

Bill Althoff: 153 asked who pays Will for his work? That depends on what work needs to be done

Denise Knapp: 46 asked who pays for additional wiring/cord if pedestal is not located in the same place? Debbie says owner; Laurie will clarify with Mike Allen.

Executive Session: Legal Update, Compliance Issues, Liens, Personnel

Jim McGannon moved to go into executive session tomorrow, October 19th, at 4:00; Mike Koenig seconded. Motion passed 6/0

The meeting reconvened Monday, following the executive session (Time?)

The Board presented the following revised slate of committees for approval:

Elections:

Denise Knapp, Lot 46
Wayne Stanley, Lots 47/48
Kathy Stanley, Lot 47/48
Ellie Reiser, Lot 143
Jean Ferguson, Lot #37

Finance:

Pete Neff, Lot 99
Carol Ouelette, Lot 49
Elaine Pearce, Lots 282/282
Denise Knapp, Lots 16/46

Bylaws:

Mark Gallagher, Lot 112
Becky Schmidt, Lot 54
Jeri Munson, Lot 214
Jim Schmidt, Lot #54

Capital Expenditures/Building & Grounds:

Brenda Bronson, Lot 272
Tom Walker, Lot 272
Steve Agent, Lot 212/213
Mark Gallagher, Lot 112
Kay Jenkins, Lots 40/244

Architectural:

Jeri Munson, Lot 214
Greg Spiering, Lot 305
Jeffrey (Oso) Kennison

A motion was made by Gene Theilig to approve the revised slate of committees; Joanie McCord seconded the motion. The motion passed 4/0

Adjournment