



Chateau Chaparral Owners Association

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



Board Members

President – Laurie Bechert #78
Vice President – Jerri Munson #214
Secretary - Jody Juneau #96, 119, 228, 229
Treasurer w/o Portfolio – Joanie McCord #143

Board Members

At Large – Jim McGannon #38,39
At Large – Gene Theilig #120,220
At Large – Ben Althoff, #153, 221

Board of Directors Minutes of Regular Meeting November 10, 2021

CALL TO ORDER

President Laurie Bechert called the meeting to order at 1:11 p.m.

ROLL CALL

Board members in attendance:

- Laurie Bechert - President
- Jerri Munson - Vice President
- Jody Juneau - Secretary
- Joanie McCord - Treasurer
- Ben Althoff - At Large
- Jim McGannon - At Large
- Gene Theilig - At Large

Also attending as Treasurer/Office Manager, Denise Knapp, Lot 46

APPROVAL OF MINUTES

The minutes of the October 21, 2021, meeting were approved as submitted.

FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of 11.10.21:

- 0 payment plan in place
- ? late electric
- 0 past due HOA Dues/Sewer Assessment
- 1 account; CCOA awarded default judgment (not yet collected)
- 2 owners with unpaid fines

Bank Accounts (as of the close of business Monday, 11/9/2021)

- Money Market \$ 86,315.30
- General Fund \$ 66,852.83
- Construction(Sewer) Acct.: \$ 60,990.06

● Debt Service Reserve	\$ 62,072.50
● Asset Replacement	\$ 34,664.00
● Kitchen/Social	\$ 2,435.13
● Contingency Funds	\$ 19,760.00

UNFINISHED BUSINESS -

1. Washington Street Project - Jerri Munson reported that lot 251 has been hooked up to water via a diverted line from lot 248 to lot 251. This is a temporary fix in order for that member to have water throughout the winter months. A Chaffee County Building Inspector came to Chateau and inspected and approved the diversion. We are awaiting Altitude Electric and CCT to come this week to finish laying their lines on Washington. The remaining repairs on Washington Street will be completed in the spring.

Discussion:

Q: Why has a non-permanent line been put in? Why not do a permanent line so it doesn't have to be done again? Who is going to pay for all of this work?

A: The water was diverted because of the stop-work order. The complete fix would require digging the entire project up from lots 238 to 251. The contractors did not have enough staff to get this done before the winter. For lot 251 to have water we had to divert back to the galvanized pipe. It will be dug up in the spring from beginning to end.

Q: Why couldn't the galvanized pipe be hooked up to the schedule 40?

A: The county approved the way we did it.

Q: How much money has been spent on this project?

A: Denise will have to gather all billing related to this project and compile a total.

Q: Why put the electric and CCT lines in only to dig them up in the spring?

A: The trench needs to be closed per OSHA so the lines need to be put in now.

NEW BUSINESS

1. Ratify dues increase vote.

There was a problem with the ballots. As ballot envelopes came in, they were entered on a check-off sheet. This check-off sheet showed 205 ballot envelopes were received. When the envelopes were opened and votes were counted, it was discovered that there were 206 physical ballots. It was not noticed if one of the envelopes contained more than one ballot.

This problem did not affect the sewer assessment vote as that passed 113/93. The dues increase vote was tied 103/103. Therein lies the problem.

Some members and board members said that the vote for the dues increase should be done again with the association incurring the expense of mailing out another set of ballots. Others disagreed with doing that.

Joanie put forth a motion to re-send out the ballots for the dues increase only. This failed with 1 yay, 4 nays (Gene Theilig had left the meeting).

The board will get an opinion from the Association lawyer on how to proceed.

2. Vote to revise Records Management Policy

Joanie advanced a motion to revise the Records Management Policy so it will be in line with CCIOA, Jerri seconded. Unanimously approved.

3. Vote to revise Conduct of Meetings Policy

Joanie moved to revise the Conduct of Meetings Policy to remove the mandatory 3-day notice, Jerri seconded. After discussion, this was tabled in order to revise the revision to say “24 hours notice,” as outlined in CCIOA. The vote to table was unanimously approved.

4. Vote to release the Electric Legal Opinion

Unanimously approved. This will be posted on the website.

5. Ratify vote on Waiver for Lodge Use

We received a Waiver form from our Association attorney to be signed by non-members who participate in gatherings in the lodge indemnifying the Association from liability “arising from any property damage or any personal injury to, or death to, any persons, including but not limited to the User or User’s spouse, child or children, as a result of User, or User’s successors, assigns, agents, contractors, licensees, invitees, tenants, guests, or members of User’s family, participating in any manner whatsoever in the Activities.” Passed unanimously.

6. Vote to create a Safety Committee

This Safety Committee could research all the possibilities for fire and law enforcement safety tips for living in an RV park and arrange for classes, reporting to the Board. They could make contact with the Fire Chief and Sheriff for advice and classes. They could form an organized Neighborhood Watch to include volunteers, and possibly a group text of those volunteers to get the word out fast in case of fire. Unanimously approved.

7. Vote to release legal opinions from the 10/21/21 board meeting.

We hosted our attorney, David Firmin, at the board meeting of 10/21/21. The board met with him in executive session and asked him several questions. Their questions and his answers will be put on the Chateau website. Unanimously approved.

NEXT MEETING DATE. The next Board meeting is scheduled for November 12, 2021, at 1 pm.

Adjournment

There being no further business to discuss, Laurie Bechert adjourned the meeting at 3:06 pm.

SECRETARY'S CERTIFICATE

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Jody Juneau, Secretary

Date