



**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 12, 2021**

CALL TO ORDER

President Laurie Bechert called the meeting to order at 2:09 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 the Treasurer/Office Manager, Denise Knapp, Lot 46

APPROVAL OF MINUTES

The minutes of the November 10, 2021, meeting were approved as submitted.

UNFINISHED BUSINESS -

1. Motion was made to accept the legal opinion of our Association lawyer, David Firmin, who advised that we send out another ballot to vote again on the dues increase due to the ballot abnormality. Jim moved, Gene seconded.

Discussion:

Denise reiterated that due to the ballot abnormality we will need to send out another ballot on the dues increase. This will be mailed to the membership by Tuesday.

Q: A member expressed concern that many members would be on the road during the winter months and might not get their mail as well as holiday delays.

A: It is the member's responsibility to keep the office informed of their current address. Members will be given 30 days to return their ballot.

Q: What did it cost to send the ballots out last time?

A: Approximately \$250.

Approved unanimously

2. Vote to revise the Conduct of Meetings Policy to align with CCIOA to give a minimum of 24 hours notice before a Board of Managers' meeting. Joanie made a motion to revise, seconded by Jerri.

Discussion - no one expressed a question.

Approved unanimously.

NEXT MEETING DATE: TBA

Discussion and Questions:

Denise stated that volunteers will be needed to stuff envelopes and emboss the seal on ballots. This will happen on Monday at around 10:30-11 am. If any members want to volunteer, please meet at the office in the lodge.

Adjournment

There being no further business to discuss, Laurie Bechert adjourned the meeting at 1:22 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