Chateau Chaparral
Owners Association
10795 CR 197-A
Nathrop, CO 81236
(719) 395-8282

Board Officers
President/Treasurer – Kristi Davis #100
Vice President – Jody Juneau #96, 228, 229, 119
Secretary – Jen Schiavone #221

Board Members
At Large - Ben Althoff #153, 163
At Large – Don Henning #31
At Large – Joanie McCord #143
At Large – Ashley Cooper #281

Board of Directors
Minutes of Regular Meeting
February 23, 2026, 6:00 p.m.

CALL TO ORDER

President Kristi Davis called the meeting to order at 6:00 p.m.

ROLL CALL

Board members in attendance:
_x___ Kristi Davis - President/Treasurer
___x_ Jody Juneau - Vice President
___x_ Jen Schiavone - Secretary
_x___ Ben Althoff - At Large
_x___ Don Henning - At Large
__x__ Joanie McCord - At Large
___x_ Ashley Cooper - At Large

APPROVAL OF MINUTES

Motion by Jody: Move that the board shall approve the minutes of the January 26, 2026 meeting. Seconded and passed without dissent.

DISCUSSION/QUESTIONS

Each resident present may express their concerns for up to three (3) minutes. A member of the board may give a brief response. Speakers must observe proper behavior and rules of decorum.

FINANCIAL REPORT

- The assessment payment process with Ascent is working - checks are clearing in a timely manner.
- 2025 financial closeout will be shared soon - management company transition has required a lot of attention.
- CCOA’s annual USDA loan payment is due in March.

MAINTENANCE REPORT

- Justin is looking into equipment repair needs.
- The pothole under the bridge into the community has been addressed and fixed.
- Several hydrant leaks around the community have been mitigated.
- The Illinois bathhouse roof has been replaced.
- Communication around maintenance work orders has been tricky during the transition Away from EMG; this will be resolved when Ascent comes on board.

OLD BUSINESS

1. **Management company transition updates/next steps**
   - The last day of our contract with EMG is 2/28 and the Ascent contract begins 3/1.
   - Email coming from Ascent this week with contact information for inquiries, issues, and maintenance requests.
2. **Lodge security update/next steps**
   - New security cameras are being installed now - they are high-definition and can be monitored via cell phone, computer, etc.
   - Justin will install a new door on the back of the lodge for enhanced security.
   - Lodge WiFi will be upgraded to allow for better quality security videos.
   - Programming new key fobs for lodge access and working on a distribution plan to all homeowners in the next couple of months.

NEW BUSINESS

1. **Discussion and vote: variance request, lot 251**
   Motion by Ben: Move that the board shall approve the shed variance request for lot 251. Seconded and passed with a 6-1 majority.
2. **Discussion: funding options** - tabled due to time constraints
3. **Discussion: marketing/communications support** - resident offering pro bono services; Jen to set a meeting for further board discussion.
4. **Discussion: planning for governing documents reviews and updates** - this is a 2026 priority for the board once we get through the Ascent transition.

NEXT MEETING DATE

The next monthly Board meeting is scheduled for March 16, 2026, 6:00 p.m.

Adjournment: There being no further business to discuss, Kristi Davis adjourned the meeting at 6:57 p.m.

SECRETARY'S CERTIFICATE

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

J. Schiavone
Digitally signed by J. Schiavone
DN: cn=J. Schiavone, c=US, o=CCOA, ou=Secretary, email=ccoasecretary@gmail.com
Date: 2026.08.27 18:55:48 -06'00'

4/7/2026

Jen Schiavone, Secretary — Date