



# Chateau Chaparral Owners Association

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



## Board Members

President – Joanie McCord #143  
Vice President – Jeffrey (Oso) Kennison #97  
Secretary – Jody Juneau #96, 119, 228,229  
Treasurer – Pete Neff #99

## Board Members

At Large – Marilyn Laverty #184  
At Large – Kay Jenkins #40, 244, 246  
At Large – Ben Althoff #153, 163, 221

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

## Board of Directors Minutes of Regular Meeting August 15, 2022, 5:30 p.m.

### CALL TO ORDER

President Joan McCord called the meeting to order at 5:35 p.m.

### ROLL CALL

Board members in attendance:

Joanie McCord- President  
 Oso Kennison- Vice President  
 Jody Juneau - Secretary  
 Pete Neff - Treasurer  
 Ben Althoff - At Large  
 Marilyn Laverty- At Large  
 Kay Jenkins- At Large (via Zoom)

Also attending as the Treasurer/Office Manager, Denise Knapp, Lot 46, and Colee Kindall, CCOA Manager.

### APPROVAL OF MINUTES

Approval of Minutes from August 8, 2022, Board Meeting

Speaker: Tom Linza from Sangre de Cristo - Electric update as it pertains to the common areas and final electric shutoff.

Tom Linza met with state inspectors and they looked at the breaker panels on the bathhouses. The Illinois bathhouse is the only one that needs a trench which will be about 40 feet. Regarding the electric conversion, he repeated that there will be no grace periods. Concerning restoring the streets and alleys dug up by Sangre de Cristo, he needs to get a

list of problem areas. The CCOA Manager will send this list to him.

President Joan McCord informed Tom Linza that we needed something in writing stating that after the old pedestals are removed the area where the old pedestal was will be left in good, smooth condition.

Tom Linza stated that letters have been mailed out to property owners who haven't signed up for electric service yet so they can move forward with getting service. If an owner has no intention of using electric service at this time, they can sign up for an account and be charged a "Service Location Retention Fee" of \$84 which will cover July to December. This is a yearly fee that has been prorated for the six months. Contact Sangre de Cristo for details. They will begin to remove the old pedestals on September 6. These old pedestals will be taken away.

If owners are concerned about another person plugging into their pedestal, they can put their own personal lock on the pedestal. If the fire department needs to get to the meter in case of fire, they will be the only ones who can cut it off.

Treasurer's Report:

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of Monday, August 15, 2022:

- 2 payment plans in place
- 2 accounts turned over to the CCOA attorney for collection
- 14 late electric
- 1 unpaid fines

Bank Account Balances (as of the close of business Monday, August 15, 2022)

- o Money Market \$ 86,347.59
- o General Fund \$ 82,320.72
- o Sewer/Construction Account \$ 83,117.29
- o Debt Service Reserve \$ 69,996.50
- o Asset Replacement \$ 38,997.00
- o Kitchen/Social \$ 2,917.84
- o Contingency Funds \$ 49,760.00

Motion made to accept the Treasurer's Report by Joanie, seconded by Marilyn. No discussion from the board or audience. Passed 5 yea, 1 abstain - Kay Jenkins.

Manager's Report: Colee Kindall, CCOA Manager, gave the following report:

- Joe, our maintenance man, has generously brought his own trailer to Chateau to use for various CCOA work around the park. It will be parked in the garage area.
- Some owners have questioned if they can cut down dead trees on their property. The answer is yes.
- The Mobile Medical Clinic will come monthly to Chateau. An email will go out to all members outlining the services they provide as well as the date of their first visit.
- Some owners have questioned if a popup is allowed on their lot. The answer is yes.
- An electrician will begin work on the bathhouses in order for them to be connected to Sangre de Cristo.
- On Wednesday the stove will be installed in the lodge kitchen.

### NEW BUSINESS

1. Vote to approve the 2023 budget. Motion made by Marilyn, seconded by Pete. No discussion from the board or audience. Passed with 5 yea, 1 nay - Kay Jenkins.

2. Set agenda for September 3 General Meeting - It was decided to have a separate meeting for budget ratification and then immediately afterward have a General Meeting on September 3, 2022. The PowerPoint will cover the new Conduct of Meetings Policy, Compliance, and the 2023 Budget.

3. General meeting set up for September 3 General Membership Meeting

chair set up - Brady

sign in table 2-3 volunteers - Jody, Marilyn, Laurie

determine a quorum - Marilyn

set up PA system - Oso

acquire donuts and make coffee - Social Committee

chair pick up - Brady and volunteers

NEXT MEETING DATE. The next Board meeting is the General Membership Meeting scheduled for September 3 at 10 a.m.

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.

Q: Does the budget include a dues increase?

A: Yes, \$250 a year.

Adjournment

There being no further business to discuss, Joan McCord adjourned the meeting at 6:40 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