



# 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 Lavery #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 8, 2022 5:30 p.m.

### CALL TO ORDER

Vice President Jeffrey (Oso) Kennison called the meeting to order at 5:34 p.m.

### ROLL CALL

Board members in attendance:

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

Also attending as the treasurer, Denise Knapp, Lot 46, and Colee Kindall, CCOA Manager.

### FINANCIAL REPORT

Denise Knapp gave the Treasurer's report as follows:

Arrears Accounts as of Monday, August 8, 2022:

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

Bank Account Balances (as of the close of business Friday, August 5, 2022)

- o Money Market \$ 86,347.59
- o General Fund \$ 80,842.18
- o Construction(Sewer) Acct.: \$ 85,556.30
- o Debt Service Reserve \$ 69,996.50
- o Asset Replacement \$ 38,997.00
- o Kitchen/Social \$ 2,946.84
- o Contingency Funds \$ 49,760.00

Manager's Report:

Colee Kindall, CCOA Manager, gave the following report:

The locksmith has been called for the broken lock at the Illinois bathhouse. Please use the Oregon, Wyoming, or Lodge bathhouses. The Mobile Clinic will come to Chateau at a yet to be determined date. Compliance letters will be going out soon. Members will have 30 days to cure compliance issues. The Dark Sky Initiative will be sending us information about the use of solar lights on our light poles.

NEW BUSINESS

1. Vote on the adoption of the Conduct of Meeting Policy. Motion made by Jody, seconded by Oso. Discussion: Question was asked if there were any laws behind this policy. The board advised that our attorney was consulted and approved this standard Conduct of Meetings Policy. It was noted that this policy will make meetings flow smoother. Passed 6 yea, 2 nay - Kay, Ben.
2. Vote on the adoption of the Collections Policy. Motion made by Jody, seconded by Pete. No discussion from the board or audience. Passed 6 yea, 1 nay - Kay.
3. Vote on the adoption of the Enforcement Policy. Motion made by Jody, seconded by Marilyn. No discussion from the board or audience. Passed 6 yea, 1 nay - Kay.
4. Vote to remove Pete as Treasurer with Portfolio. Motion made by Kay, seconded by Jody. No discussion from the board or audience. Passed unanimously.
5. Vote to reinstate Pete as Treasurer without Portfolio. Motion made by Jody, seconded by Ben. No discussion from the board or audience. Passed unanimously.
6. Vote to reinstate Denise as Treasurer with Portfolio. Motion made by Jody, seconded by Oso. No discussion from the board or audience. Passed unanimously.

NEXT MEETING DATE. The next monthly Board meeting is scheduled for August 15, 2022, at 5:30 p.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.

Member Beth McCarthy, lot 249, asked about the status of clearing and leveling her lot as well as the removal of construction debris from the Washington Street project. It was noted that the construction debris would be immediately removed. Other issues would be discussed at a later date with Oso.

Executive Session

The Board met in Executive Session on August 8, 2022, at 6:21 pm.

Executive Session ended at 7:01 p.m.

The Board re-adjourned at 7:02 p.m.

1. Personnel issue. Vote to approve item #1. Motion made by Jody, seconded by Oso. No discussion from the board or audience. Passed unanimously.
2. Personnel issue. Vote to approve item #2. Motion made by Jody, seconded by Marilyn. No discussion from the board or audience. Passed 6 yea, 1 nay - Kay.

Adjournment

There being no further business to discuss, Oso Kennison adjourned the meeting at 7:05 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