



Chateau Chaparral Owners Association

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



Board Members

President – Ben Althoff #153, 163
Vice President – Jody Juneau #96, 228, 229, 119
Treasurer - Kristi Davis #100
Secretary – Jen Schiavone #221

Board Members

At Large – Joanie McCord #143
At Large – Jack Couch #128
At Large – Don Henning #31

Board of Directors Minutes of Regular Meeting March 13, 2025, 3:00 p.m.

CALL TO ORDER

President Ben Althoff called the meeting to order at 3:01 p.m.

ROLL CALL

Board members in attendance:

☒ Ben Althoff- President
☒ Jody Juneau- Vice President
☐ Jen Schiavone - Secretary
☒ Kristi Davis - Treasurer
☒ Don Henning - At Large
☒ Joanie McCord - At Large
☒ Jack Couch - At Large

Also attending: Ed Doucet, CCOA Maintenance Manager.

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.

APPROVAL OF MINUTES

Motion by Joanie: Move that the board shall approve the minutes of the February 13, 2025 meeting. Seconded and passed without dissent.

FINANCIAL REPORT

Arrears Accounts as of March 13, 2025:

- 1 delinquent account (turned over to attorney for collection)

Bank Account Balances as of March 13, 2025:

● Money Market-064	\$87,689.91
● General Fund- 2509	\$250,348.41
● Sewer/Construction Account -9110	\$74,731.29
● Debt Service Reserve -3629	\$79,242.50
● Asset Replacement - 9099	\$39,863.00
● Kitchen/Social -9414	\$5533.18
● Contingency Funds- 7516	\$143,268.80

MANAGER'S REPORT

- **Water update:** new auto-restart programming installed which will allow the system to automatically restart, without staff intervention, in the event of a power outage; testing of the system will be required.
- **Security update:** new security cameras for Illinois bathhouse and bridge gate will be installed soon; new mechanical coded doors for the bathhouses have been installed, with the exception of the men's Illinois location pending additional door maintenance; bridge gate has been fixed.
- **New lodge hours for spring:** effective immediately, the lodge will be open 8:00 a.m. - 7:00 p.m. daily.
- **Laundry room update:** new dryer set is working well; reminder to not overfill washers as it results in water overflowing onto the floor; text the park manager if you encounter this.
- **Rental ballot update:** 183 ballots received and 205 are required; deadline to receive completed ballots is 4/8/2025.

For additional manager's report updates, please see the full report emailed by Colee Kindall on 3/17/2025.

MAINTENANCE REPORT:

- **Bathhouse roofs:** on pause while we look for help to complete.
- **Bridge gate:** code reprogrammed and now working.
- **Relocation of stop signs:** email communication to residents coming.
- **Water issue on New Mexico:** natural thawing cycle did solve the problem; will dig into the ground in later spring to add insulation to prevent issues next winter.

OLD BUSINESS

1. **Vote on accounting company to perform CCOA audit for 2024**
Vote postponed; awaiting one additional bid.
2. **Vote to purchase HOA software**
Vote postponed; awaiting attorney review of contract.
3. **Vote on amended Water and Sewer Policy**
Motion by Jody: Move that the board shall amend the Water and Sewer Policy as amended.
Seconded and passed without dissent.
Background for owners: amendment to the policy clarifies that owners are responsible for sewer line connections from their property to the main line and HOA is responsible for the sewer main line.
4. **CCOA truck: post for sale, owner interest to buy, and owner used truck for sale**
Motion by Jody: move that the board shall list the CCOA truck for sale at \$20,000.00. Seconded

and passed without dissent.

5. Update on the bridge gate

Update provided in maintenance report.

NEW BUSINESS

1. 2025 Board of Manager goals, select date and time for an offsite meeting to determine goals

Board of Managers will meet in person on Friday, June 13, 2025 12:00 p.m. - 2:00 p.m. for a goal-setting session.

NEXT MEETING DATE

The next monthly Board meeting is scheduled for March 27, 2025, 3:00 p.m.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 3:21 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.

Jen Schiavone, Secretary

Date