



**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 27, 2025, 3:00 p.m.**

CALL TO ORDER

President Ben Althoff called the meeting to order at 3:02 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: Colee Kindall, CCOA 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 Jen: Move that the board shall approve the minutes of the March 13, 2025 meeting. Seconded and passed without dissent.

MANAGER'S REPORT

- **Water update:** avoid using hydrants until 4/15/2025 per CCOA water operator's instructions.
- **Security update:** installation of cameras at Illinois and bridge gate to begin.
- **Financial audit:** contacted approximately 10 companies; market for HOA financial audits isn't what it used to be.
- **Rental ballot update:** 207 ballots received to date; requirement to certify election was 205 ballots.

- **Architectural Committee update:** Arc Com will begin accepting applications on 4/1/2025.
- **Building and Grounds Committee update:** lodge carpets will be cleaned over several weeks in April; broader building and grounds cleanup day, including lodge deep clean, scheduled for 5/16/2025.
- **Fire inspection report compliance:** completed signage for lodge per the fire marshall's requirement.

For additional manager's report updates, please see the full report emailed by Colee Kindall on 3/27/2025.

FINANCIAL REPORT

- USDA payment transferred from CCOA funds
- Assigning funds in the 2025 budget as CCOA member dues come in
 - 113 owners still owe dues
 - Once remaining owner dues are in, will look at requests for payment plans, consulting CCOA policies and conducting further research

MAINTENANCE REPORT

- None this meeting

OLD BUSINESS

1. Discuss legal advice regarding MGcone HOA software contract
Discussion postponed, awaiting information from CCOA attorney.
2. Vote on MGcone HOA Software Purchase
Vote postponed pending further discussion and contract review by CCOA attorney.
3. Vote on three accounting audit bids for fiscal year 2024
Motion by Kristi: Move that the board shall approve the Newman audit services bid. Seconded and passed without dissent.
Motion by Kristi: Move to rescind motion until additional information can be gathered.

NEW BUSINESS

1. Informational only: SDCEA Tree Trimming around power poles is required by Fire Marshall; detailed email sent to CCOA owners to help residents prepare for disruption.

NEXT MEETING DATE

The next monthly Board meeting is scheduled for April 10, 2025, 3:00 p.m.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 3:25 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