



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 April 10, 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; Ed Doucett, 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 Jen: Move that the board shall approve the minutes of the March 27, 2025 meeting. Seconded and passed without dissent.

MANAGER'S REPORT

- Residents can start using hydrants for the season on 4/15/2025
- Security cameras are ready for install
- Reminder on visitor rules - no second RVs without checking in, obtaining a permit
- Architectural Review Committee is now receiving applications again
- Building and Grounds clean up day is being moved to May
- Reminder to dog owners - dogs must be leashed when outside a fence on your own property and

owners must pick up their dog waste

- Deadline to submit content to the spring newsletter is 4/21/2025
- Election update - rental issue ballots to be counted before May membership meeting
- Railroad bridge area tree trimming still TBD

MAINTENANCE REPORT

- Bathhouse roof work has begun
- Dig Save to dig save the culvert area
- Performing hydrant maintenance while excavator is onsite
- Spring bridge maintenance work is being scheduled
- Spring beautification work has begun

FINANCIAL REPORT

Arrears Accounts as of April 10, 2025:

- 1 delinquent account (turned over to attorney for collection)
- 19- outstanding 2025 dues

Bank Account Balances (as of April 10, 2025)

| | |
|------------------------------------|---------------|
| • Money Market-0644 | \$ 87,742.16 |
| • General Fund- 2509 | \$ 175,749.71 |
| • Sewer/Construction Account -9110 | \$ 129,296.01 |
| • Debt Service Reserve -3629 | \$ 79,242.50 |
| • Asset Replacement - 9099 | \$ 44,196.33 |
| • Kitchen/Social -9414 | \$ 5,533.18 |
| • Contingency Funds- 7516 | \$ 207,148.80 |

OLD BUSINESS

- 1. Vote on the MGcone HOA software purchase**
Vote postponed for contract clarification
- 2. Vote on Visionary Broadband contract**
Vote postponed for contract clarification
- 3. Discuss Appreciation Wall nomination form**
Nomination form approved
- 4. Discuss vertical blinds for lodge and installation by owners**
Will be covered by the Building and Grounds Committee budget, getting updated bids.

NEW BUSINESS

- 1. Discuss lodge bird hole repair**
Boom and supplies were approved for 2025; will also address pole lights while boom is on site.
- 2. Discuss men's lodge bathroom floor paint and seal**

Ed will coordinate with Colee to clean, paint, and seal the men's bathroom floor in the lodge.

3. Discuss women's lodge bathroom remodel

\$500 approved for work from the 2025 budget

4. Discuss updating the ARC Codes with semi-permanent structure information

Discussion on requirements for greenhouse structures on owner properties

5. Vote to amend the ARC Codes to add greenhouse information

Motion by Jody: Move that the board shall approve the amendment to the Architectural Code for greenhouses as amended. Seconded and passed without dissent.

6. Vote on water sleeves inspection contract

Vote postponed for contract clarification

7. Vote to ratify e-vote on financial audit contract

Motion by Don: Move that the board shall ratify the e-vote approving the financial audit contract. Seconded and passed without dissent.

NEXT MEETING DATE

The next monthly Board meeting is scheduled for May 8, 2025, 3:00 p.m.

Adjournment: There being no further business to discuss, Ben Althoff adjourned the meeting at 4:04 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