



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 – Ashley Cooper #281

General Membership Meeting

May 24, 2025, 10:00 a.m.

The Lodge at Chateau Chaparral

Call to Order

Appoint Sergeant at Arms

Pledge of Allegiance

Moment of Remembrance

Roll Call

Verify Quorum

New Member Recognition

Approval of 8/31/2024 General Membership Meeting Minutes

Motion by Jen: Move to approve the 8/31/2024 General Membership Meeting minutes. Seconded and passed without dissent.

President's Message

- Gratitude and appreciation for this very special community

Treasurer's Report

Arrears Accounts as of May 20, 2025:

- 1 delinquent account (turned over to attorney for collection)
- 2 Payment Plans drafted and sent to Owners
- 5 2025 delinquent accounts no owner contact

Membership Fees

- Since inception to YTD - \$10,941.24 collected
- 2025 YTD – \$4486.24

Bank Account Balances (as of May 20, 2025)

- Money Market-0644 \$87,796.25
- General Fund-2509 \$159,662.71

● Sewer/Construction Account-9110	\$122,812.90
● Debt Service Reserve-3629	\$79,242.50
● Asset Replacement -9099	\$44,196.33
● Kitchen/Social-9414	\$5442.30
● Contingency Funds-7516	\$207,148.80

Maintenance Manager's Report

- Reminder to use the water emergency line rather than showing up at Ed's door to report an issue: (719) 677-8028
- Thank you to members who have volunteered their skills to help with maintenance issues and provide support
- Roof replacements in the works: Wyoming and Illinois bathhouses, pumphouse
- Water update: experienced significant freezing subsequent water leak issues over the winter, still working to mitigate some of the issues before next winter
- Culvert work is still TBD - navigating engineering issues
- Reminder to protect the bathhouse and gate codes - have to be reset manually, which takes time and distracts from other maintenance needs

Old Business

None

New Business

1. Rental ballot election results

228 ballots received, one ballot spoiled – results counted from 227 valid ballots:

- 146 in favor of restricting rentals
- 81 against adoption of the proposed amendment
- Without meeting the 67% total owner participation threshold, the votes in favor of restricting rentals are not enough to change the rules
- Will consult with CCOA attorney to confirm and clarify

2. Introduction of board member applicants

Three open seats, candidates: Ben Althoff, Jody Juneau, Joni Mays, Ashley Cooper

3. Park manager resignation

Colee resigned from the position; the board is considering options and next steps.

4. Consideration of HOA Management company options

One option the board is considering in light of Colee's resignation is moving to an HOA management company for community administrative support. The board will work over the next several weeks to explore this option, as well as a hybrid solution, or keeping the park manager position as is and recruiting for it.

5. Vote to order a Waste Management roll-off container for community use

Motion by Joanie: Move to approve the rental of a Waste Management roll-off container for

community use beginning 7/25/2025 for a total price of \$1,020.85. Seconded and passed without dissent.

Committee Reports

- Architectural – Bobby Gulley
 - High volume of lots being bought/sold, new park models and other units coming into park
 - Exploring retaining walls for right-of-way infringements
 - Visionary Broadband update: owner choice to connect to fiber if service is desired
- Capital Expenditures – Ben Althoff
 - Expenditures in this category must be over \$2,500
- Building & Grounds –Snook Cipoletti
 - Community clean up day is scheduled for 6/7/2025
 - Roll-off container will be available 7/25/2025
- Bylaws – Joanie McCord
 - None
- Social – Jerri Munson
 - Looking for committee members
 - Summer events in the works include lodge dinners - potato bar, nacho bar, and more
 - Reach out to Mary Velasquez with ideas or for more information
- Finance – Kristi Davis
 - See treasurer's report
- Elections - Joanie McCord
 - See new business
- Revive and Thrive – Megan Gulley
 - Lodge gym is improved - please don't drop off equipment for donation, reach out to the committee first
 - Summer calendar of events in the CCOA newsletter
- Firewise – Carol Farren
 - Achieved our 2024 Firewise designation goal - new goal coming for 2025
 - New three-year action plan is also in the works
 - Visit the CCOA website for Firewise checklists and volunteer hours worksheets
 - Ikea bags available to check out for easy weed and limb clean up

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.

REMINDERS

- Potluck scheduled after the May membership meeting.
- Next general membership meeting is scheduled for July 5, 2025, at 10:00 a.m.

ADJOURNMENT

Board President, Ben Althoff, adjourned the meeting at 11:50 a.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