



CHATEAU CHAPARRAL GENERAL MEMBERSHIP MEETING

July 2, 2022

Call to Order & Opening

- Appoint Sergeant at Arms
- Pledge of Allegiance
- Moment of Remembrance
- Roll Call
- Verify Quorum
- Dismiss Ballot Counters
- New Member Recognition

President's Message

- SDCEA challenges
- Altitude Law
- New Board responsibilities
You're responsible not only for the basics of their lives like the basics of water, electric and sewer and the very important folks that maintain those services, as well as our office staff, and grounds people as well, and of course, the money of the people and the park.

President's Message (cont)

- When a Board asks for a raise in your dues, it isn't fun and it isn't punishment. It's serious business.
- In closing, I want to thank those who voted for me, and for those who voted for the awesome Board that I was so honored to work with, including Denise, Colee and Brady.
- I'm quite thankful to have had this position, to have been of service to all of you, to have learned and grown, about this community and myself.

Approval of May 28, 2022 Minutes



Go to

http://www.chateauchaparral.com/BM_Minutes_5_28_22.pdf

Treasurer's Report

2021 Audit Results

Arrears Accounts:

- 1 > Payment Plans
- 1 > Assessments (Judgment Lien)
- 4 > Assessments & Electric
- 2 > Electric
- 1 > Fine

Account Balances:

Money Market	\$86,343.92
Kitchen/Social Account	\$ 2,742.16
Operating Fund	\$93,762.00
Debt Service Reserve	\$69,966.50
Asset Replacement	\$38,997.00
Construction (Sewer) Account	\$91,889.35
Contingency Funds	\$49,760.00

2nd Quarter Balance Sheet/Profit Loss Statements:

Will be available on website & table outside the office

Manager's Report

Fireworks and other issues that are emergencies:

Per President please do not call the Board or Office for issues that need to be addressed by the Sherriff's department.

- New Hire Maintenance
 - Joe is working hard at landscaping common areas
 - Delay in compliance due to this
- Compliance Procedure
- Work Orders can be submitted by members – form by the office
- Reflective sign orders

Old Business

Electric Update:

- CCOA Pedestals will be removed September 2022
- Roads & Walkways repaired after pedestals are removed
- Please contact SDCEA if you have not registered @

844-395-2412

Email: info@myelectric.coop

New Business (cont)

1. Chief Bertram and Josh Kuehn will speak in the lodge on July 9, 2022
 - Cancelled due to covid

New Business - Compliance Procedure

- Check periodically for violations; document with photo
 - ▣ Most will be either Architecture Codes or Rules & Regs related
 - Messy lots, weeds, 2nd RV, building without authorization, etc.
 - ▣ If reported by an owner, verify complaint; document with a photo
- Send reported issues to the Board
- Board member verifies Complaint & sends to office for write up

Compliance (continued)

- ▣ (Compliance Letters Sent)
- ▣ Record on Compliance Tracking Form in office
 - ▣ Notify treasure of any new fines assessed or on-going (monthly) before the
- ▣ Complete notification letter
 - ▣ Provide copy to Board Liaison for signature
- ▣ Add follow-up date to office calendar
- ▣ Follow up on designated date
 - ▣ Record on Compliance Tracking Form

Compliance (continued)

- Complete notification letter
 - ▣ Provide copy to Board Liaison for signature

- There are compliance report forms located outside of the office door if you want to submit one.

New Business (cont)

- HOA Legislation passed by Colorado Legislature
 - ▣ Many procedures have changed as a result of HB22-1137 passing and becoming effective on August 9, 2022. Most of the changes affect Collections, Covenant Enforcement, and Conduct of Meetings policies. We will contact our attorney for assistance with the recommended policy updates. More information can be found at https://leg.colorado.gov/sites/default/files/2022a_1137_signed.pdf.

New Business (cont)

1. Vote to turn over 4 delinquent accounts to our attorney for collection.
2. Vote to have our attorney update our Collections, Enforcement, and Conduct of Meetings policies in order to be compliant with House Bill 22-1137 which goes into effect August 9, 2022.

Accomplishments of the current Board

1. Hired a capable and qualified CCOA Manager, Colee Kindall
2. Hired a Maintenance Person, Joe Goodwin, with sound mechanical abilities.
3. Established a way for members to get their electric trench completed before the SDCEA deadline and make money for CCOA.
4. Purchased a golf cart for our CCOA Manager, Maintenance Person, and Cleaning Person.
5. Brought \$11,553.00 in arrears to current.

Committee Reports

- Architectural - Jerri Munson
- Capital Expenditures – Kay Jenkins
- Building & Grounds – Carol Farren
- Bylaws – Ellie Reiser
- Social – Laurie Bechert

Committee Reports (cont.)

- Finance – Denise Knapp
 - Meeting July 7th @ 1:00 in the Lodge
 - Send budget requests/suggestions to ccoatreasurer@gmail.com

- Elections – Denise Knapp
 - Results

- **Certification of the Vote – Board**

Reminders

Codes have been changed.

Check with office if you need the new code.

Compliance concerns can only be addressed by the Board.

Forms are available on the table by the office door and must be signed.

Water hydrants are presently owned by and are the responsibility of the Association.

- ▣ **No padlocks**, please.
- ▣ **NO modifications** can be made to any element of the hydrant by an owner.

Reminders cont'.

Lot Rentals & Guests

- Owner must fill out paper work & submit to office **3 days in advance of arrival**
- Architectural Committee approval for unit placement on lot
 - Fines will be assessed accordingly

Visitor Temporary Parking at Lodge

1. Visit office for intake form & parking pass
2. Max 5 day limit

Reminders cont'.

- Pets must be under control by means of a leash or fence.
 - ▣ Remember to pick up after your pets.
- Speed Limit 10 MPH for all vehicles
- Golf Carts be aware of your speed, pedestrians and small children.
- Order your green reflective lot signs through the office for \$10 cash

Weekly Happenings

Monday

Weekly board sessions @ 4:30 pm (**Pending new Board**)

Tuesday

Cocktail hour starts at around 4:00 @ Charly's @ Lot 89

Thursday

Pot Lucks gather @4:00 pm, Dinner @5:00 pm in Lodge

Saturdays (cancelled this weekend)

Bingo at 7:00 pm in the Lodge

Sunday (7/3/22)

Jamie Jams for You in the Lodge July 3, at 3:00 pm

General Questions



Closing Comments

- ❑ Please return your voting cards to the basket by the door before you leave.
- ❑ Return name tags
- ❑ Please recycle any unwanted paper in the box provided.
- ❑ Help setting the Lodge tables & chairs back up for Bingo will be appreciated.