



CHATEAU CHAPARRAL GENERAL MEMBERSHIP MEETING

September 3, 2022

General Questions



Conduct of Meetings Policy



President's Message



Treasurer's Report

Arrears Accounts as of Friday, September 2, 2022:

- 2 → payment plans in place
- 2 → accounts turned over to the CCOA attorney for collection
- 6 → late electric
- 1 → unpaid fines

Bank Account Balances (as of the close of business Friday, September 2, 2022)

Money Market	\$ 86,351.26
General Fund	\$ 77,781.62
Sewer/Construction Account	\$ 78,491.62
Debt Service Reserve	\$ 69,996.50
Asset Replacement	\$ 38,997.00
Kitchen/Social	\$ 2,917.84
Contingency Funds	\$ 49,760.00

Old Business

SDCEA UPDATE:

- September 6th CCOA power will be cut off and they will begin removing the pedestals.
- SDCEA will be taking before and after pictures of the pedestals. They will not replace flowers if damaged.
- They will be filling the holes with dirt when done.

Manager's report

- Busy past 4 months!
 - SDCEA
 - Hydrants (some fixed from one year ago!)
 - Wells – 2 bids received, still trying to get one more
 - Maintenance (Joe)
 - Landscaping, road maintenance, hydrant issues, maintaining buildings
 - Shop – we are holding off on receiving donations since we need to inventory the shop.
 - Use of equipment and tools - procedure
 - Truck, backhoe, tractor (return same day)

Manager's Report (cont.)

Projects Completed since May 2022

- ▣ Bonsai reinforced the bridge cables
- ▣ WY Bathhouse – leak and mold fixed
 - Hot water heater replacement pending
- ▣ Painting and roof work on the Bathhouses
 - Thank you Barry for offering to volunteer labor for the roof work!
- ▣ Purchased a paint sprayer for CCOA Maintenance
- ▣ Established Compliance procedure
 - 2 times per year (May and July) pending exact date
 - Security and Safety checks monthly

Manager's report (cont.)

Projects Completed (cont.)

- Kitchen stove is being installed this weekend (9/4)
- Kitchen sink parts have been ordered will be installed Sept 12th
- Established becoming a FireWise Community

Manager's Report (cont.)

Future Projects

- Fix South side of the Lodge Wall
- Paint buildings
 - ▣ Bathrooms and Lodge
- Bridge Beams, Plank Replacement, Railing Upgrade
- Road Maintenance – storm water solutions
- Replace hot water tank in the WY BH
- Fix Lodge Men's bathroom
- Swamp Cooler

Manager's Report

Future Projects (cont.)

- Washington Street Project
 - ▣ Line replacement
 - ▣ The Washington Street project is not complete yet. Fourteen lots need to be connected to the main line.
 - ▣ We will get 3 bids from: DSI Contractors, K & S Construction, Advanced Construction.
- Comprehensive well inspection end of 2025
- Next well inspection with ROV/Diver is 2023

Manager's report (cont.)

Future Projects (cont.)

Sewer Cover Estimates

- ▣ Required documentation will be completed for the engineer bidding process this winter.
- ▣ 3 bids will be received and communicated

Lodge Men's Bathroom

Winter project for CCOA Maintenance (Joe)

Shop Inventory

New Administrative Database to track all incoming requests

Auto Water Pump Restart Update

- We are not certain when this will be done. Derek, CCOA's Water Technician, is waiting on a new company to schedule.
- Will require shut down of system for most of the day.
- Additional repairs to the bulkhead will be performed at the same time to avoid additional down time.

Chaffee Community Clinic

A program of Chaffee County Public Health providing FREE basic medical, dental and harm-reduction services.

No ID Required No Appointment Necessary



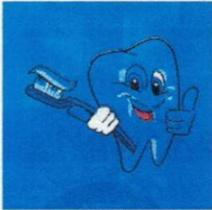
Basic medical services and referrals



Substance use services, including medication assisted treatment, accu-detox, peer support referrals



Sterile syringes



Basic dental services and referrals



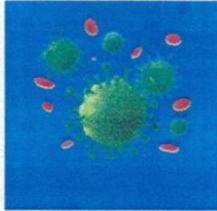
Overdose prevention and education (Narcan/Fentanyl Test Strips)



Safe disposal of needles and syringes



HIV, Hep-C and STI screening



Vaccines/Immunizations



Medicaid Enrollment

Mondays
Salida Methodist Church
228 East 4th Street
12:00 - 4:00 p.m.



719-539-4510

Tuesdays
Buena Vista
Community Center
715 East Main Street
1:00 - 4:00p.m.

No emergency care provided Not a doctor's office

Mobile Clinic

Tuesday

September 6th

(Dental offered this day)

2 – 4 PM

Tuesday

October 4th

2 – 4 PM

New Business (Colee)

□ Bridge Update

- Bonsai, LLC. is coming on Sept. 12th to assess the bridge.
- Maintenance was going to replace planks after SDCEA project; however, we received a work order related to safety on the bridge. During the plank replacement we realized the support beams were rotted.



New Business

- Vote to change the time limit for curing fire mitigation issues to 72 hours as directed by Colorado Law.
- Discussion – Dues increase information

Committee Reports

- Architecture – Jerri Munson
- Capital Expenditures – Kay Jenkins
- Building & Grounds – Carol Farren
- Bylaws – Ellie Reiser
- Social – Laurie Bechert
- Finance – Denise Knapp
- Elections – Barbara Edwards

Social Events Today

- **Today at 3 - 5 PM Music performed by Jamie**
 - **Bring your chair and gather outside**
- **Ice Cream Social 3PM**
- **Bingo Tonight @ 6:30 PM**

Reminders

Lot Rentals & Guests

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

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
- Golf Carts be aware of your speed, pedestrians and small children.
- No dumping on CCOA park common areas

Closing Comments

- ❑ 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.

Thank you for coming!