

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD of DIRECTORS MEETING MINUTES

Conference Call: 515-606-5353 Access Code: 889145#

December 18, 2019 – 6:00 P.M.MST

Board Members:

Present: Mary Grove, Randall Whisenhunt, Mark Wiseman, Carol Abbott, Ric Jefferies, Patti O'Donnell

Absent: Joyce Derby

Owners:

Bruce & Jasmine Elliot (Caretakers)
John Ludwig SN 197
Buck Osten DSP 4
Tom & Sally Bloom CS 52
Marlene Jones SN 293
Pat O'Donnell DSP 4
Susan & Don Eccles SN 14
Jay Talley DSP 41
Frank Salvador SN 289
Karen & David Pulley-White SN 241

A. CALL TO ORDER

a. Meeting was brought to order by Mary Grove at 6:00 pm.

B. PLEDGE OF ALLEGIANCE

a. The pledge of allegiance was given by Randall Whisenhunt

C. INTRODUCTION OF BOARD MEMBERS

a. Mary acknowledged each of the board members and their roles on the board.

D. MINUTES OF 20 November 2019

a. The minutes were approved as written by Ric and seconded by Mark

E. CARETAKERS REPORT

- a. CORA is receiving lots of snow in the past weeks so there has been lots of plowing taking place.
- b. Jasmin has been making the daily rounds with Bruce and working with Joyce on paying bills that come into the office.
- c. The new electrical meters have arrived. Jasmin has red flagged any meters which are not working properly.
- d. The pool and boiler are on the schedule for January and there are several people involved in the project.
- e. Bruce announced they will be on vacation from 12/20 – 12/28. During the time Raphael will be assisting CORA during their absence.
- f. The CORA office will reopen on 12/30/19

- g. Bruce and Jasmin announced that they gave their resignation to the board on December 1, 2019 and their last day will be January 15, 2020.

F. FACILITIES REPORT

- a. Boiler

G. TREASURER'S REPORT

- a. Collections to date
 - i. 11 owners are outstanding accounting for \$11,550.00 funds
 - ii. Final notices will be sent out to collections by the lawyer starting January 15, 2020.
- b. Vender Payments
 - i. From November 1, 2019 – December 13, 2019 the expense for the month were \$25,584.55

H. COMMITTEE REPORTS

- a. Frank Salvador reported on behalf of the Facilities Committee
 - i. Currently there is nothing going on until the spring which at that time they are looking at painting the fences, cleaning garages, etc. around CORA.
 - ii. The committee is looking for more owners to join.

I. OLD BUSINESS

- a. Insurance company comparison – Mary
 - i. Mary has gathered information on the CORA facilities and presented it to CRS Insurance Brokerage. They have come back with a 16% savings on the premium. The board took a vote at the meeting and with 4 approving, CORA will change the policy over to CRS Insurance Brokerage starting in January.
- b. Project List on web site
 - i. The project list is pretty much finalized. It will be uploaded to the website for owners to view.
- c. Neighbors Helping Neighbors
 - i. The form letters are still being worked on along with working out the logistics of the project.
 - ii. Working on getting the contact information of owners updated in hopes we can get email addresses, at least, for all owners.

J. NEW BUSINESS

- a. Fire Mitigation
 - i. Randall has been in contact with Timberline Spraying & Mitigation Services. They can do the work if CORA needs them in emergencies. However, things will have to wait until the spring once the snow has gone.
- b. Property Management Investigation
 - i. Randall has been in contact with a property management company by the name of HG Management. They will have a quote to the board by 12/19/19.
- c. Electric Plat Map for S&N
 - i. Mary mentioned that she contacted 4 company's about creating an electrical grid for the upper campground. Only 1 company replied. She introduced Tom

Blume who researched what it would take to complete the mapping. To complete the mapping, it would be about \$125 a lot and about \$200 per day. The mapping would involve locating which lots are tied into which meters and the best way to do so would be through having electricity flowing from the lots. The two main reasons for having the electrical mapping down is for future repairs and if emergencies arise.

d. Caretaker Search

- i. With the resignation of Bruce & Jasmin the board has been actively seeking new caretakers. Ads have been placed in several national websites like Workampers.com and Workingcouples.com.
- ii. The board reached out to a past candidate to see if they would be interested. They did respond and would be willing to help on an interim basis from January–April. The board is currently working with them through the hiring process to see if they would like to work for CORA.
- iii. The Relief caretakers that were hired in November have since resigned to pursue other opportunities. The search continues by posting ads in the Flume and Chaffee County News. Raphael doesn't want to take on the position anymore because they wish to spend time with their family. They are volunteering from time to time, helping CORA.

K. **OWNER COMMENTS** (non-budget subjects)

- Please state your name and lot number for the record
- *If a member in good standing would like to make a statement they have to pre-register before the meeting starts. Each member will be allowed a maximum of 3 minutes.*

Frank Salvador

- Since there wasn't a facilities report, what is the status on the boiler and pool status?
 - Mark mentioned that there have been some recent changes which the board is working through. Once everything is finalized the board will update the owners.
- Frank asked Mark if he could provide an update on the sewer breaker panel
 - Mark mentioned that Chris Garrett would be willing to do this and give the board some suggestions on what needs to be done. There would be a small trip charge. Frank asked if he could be part of the conversation when he comes out. Mark preferred, at this time, just to have him involved in the conversation.

Susan Eccles

- Susan thanked Bruce and Jasmin for all their work they have done for CORA. She also thanked Bruce and Raphael for fixing the plow.

L. **ADJOURNMENT**

- a. Ric motioned to adjourn the meeting and seconded by Mark.