

CAMPGROUND OF THE ROCKIES ASSOCIATION

Annual Membership Meeting Minutes

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

September 5, 2020 – 10:00 A.M. MST

Board Members:

Present: Carol Abbott, Patti O'Donnell, Joyce Derby, Delles Schneider, Mary Grove

Members who announced themselves:

Alex and Patricia De La Cova (Caretakers)

Patrick O'Donnell DSP3

Buck & Melissa Osten DSP4

Milt Shaw SN 216 & 217

George Vogler SN87 & 88

Ken & Cindy Pacheco SN115

Ed & Diane Ewing 89 & 90

Lynn Campbell SN174 & SN175

Fritz & Syliva Schooley DSP7 & DSP8

Patty O'Brien CS19

Kathy Hayes & Jim Dixon DSP9

William & Linda Smith DSP55

Bill & Barbara Saunders CS59

Julio & Cindy Armijo SN117 & SN118

Jerry Melton CS12

Terry Bender DSP66

John & Paula Levin DSP87

Tom & Sally Bloom CS52

Susan Shaw DSP73

Mike & Becky Briar SN70

Bill & Barbara Saunders CS59

Delles Schneider RGS 27

Buc & Melissa Osten DSP4

Larry Chiuppi DSP 24 & 25

Dan Grove CS41

Tom Abbott CS14

Don & Susan Eccles CS14

Chuck Titus DSP23

Byron & Gail Brookhart SN28

Laure Gatson DSP29

Kurt & Tamera Synder SN07

Lori Kliethermes SN86

Doug & Susie Bradbury CS09

Tom & Sally Bloom CS52

David & Jacqueline Needham SN283

Gayle Natsaszewki CS11

Don & Julie Newton DSP85

Frank Salvador SN289 & 290

Vicki Nickels

A. Call To Order

- a. Meeting was brought to order by Mary Grove at 10:00 am

B. Pledge of Allegiance

- a. The pledge of allegiance was given by Delles Schneider

C. Introduction of Board Members

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

D. Introduction of Accountant – Jay Dahl

- a. Mary Grove introduced Jay Dahl as CORA's accountant and his role of counting the casted ballots.
- E. Verify if a Quorum is Present
 - a. 10% is needed of 513 lots excluding SN33: 51 is necessary in accordance to the Bylaws Section 4.5 which includes proxies in voting process.
- F. Reading of the 2019 Annual Meeting Minutes (All members can obtain a copy)
 - a. Carol Abbott read the minutes from the 2019 Annual Meeting. It was stated the minutes were not complete because of research taking place on ATV Usage and leasing lots at CORA.
 - b. It was approved by the majority to have the minutes amended. 1 person apposed.
- G. Mary Introduced Ms. Jones, the Park County Accessor. Ms. Jones informed Mary all lots at CORA will revert back to Vacant land by 2021. She was available to answer any questions but did not want to address the members.
- H. Introduction of Attorney – Rich Johnston, HOA Attorney
 - a. Mary Grove introduced Rich Johnston, CORA's Attorney
 - b. The Declaration is a contract that binds all of us that is good and bad.
 - c. ATV – must be licensed and driven by a licensed driver on platted roads
 - d. The Corporation was created CORA and owns all the common items at CORA such as buildings, water, and sewer.
 - e. The real state is all the property that is within the community which is bound by the Covenants. It is described in Exhibit A of the Covenants. CORA is an RV Park zoning.
 - f. Restriction – Have to comply with applicable zoning on how it is assessed and what we can do moving forward.
 - g. Frank Salvador asked, Aren't the owner's stockholders in the corporation? Per Rich – You are members of the association and have allocated interest of common elements. (Frank) Do we have a say and or interest? (Rich) There are things that have been delegated to the board and some things that aren't and require 55% the vote of owners. You have an allocated interest of common real estate.
- I. Caretakers Report
 - a. Facilities Report – Year in Review (Alex De La Cova)

As many of you know Patricia and I arrived in April as your new Caretakers and Jan & Jim as our Relief Caretakers. We immediately began to investigate obvious problems and potential problems. Providing a list of problems and prioritizing the biggest bang for our buck. We began to address one problem after another. The pool is a big part of CORA and had to be addressed.

The pool was ready to be resurfaced and needed other plumbing work to complete the job right. We were able to refine the scope of work needing to be done on the pool, then

renegotiate a new contracted price. This change in scope of work also helped us expedite the job completion. We had a new boiler for the pool installed right before we got here so heat was not going to be a problem. The only other thing that this pool needed was better circulation. We were able to install a new filter system that went from 50 gals per minute to 150 gals per minute. This increase has help improved the quality of water, help lower the use and minimize the waste of pool chemicals. To help prevent premature wear on the new boiler we also installed a ventilation system. Similar Systems are also being installed in the S&N Service Center Boiler Rooms.

Alright one of my least favorite subjects SEWER. It still rolls downhill so we are in pretty good shape. All jokes aside we had some significant work done on the sewer plant this year. As we were arriving, we had a new sewer control panel installed. This panel plays the part of making sure we alternate lift station pumps and to making sure it does not overflow. We also noticed while working on the controls that we needed to clean out the excess dirt from the sewer plant and add a retention wall to prevent future problems. This was handled immediately.

One of the next problems we saw with the spring snow melt was RGS ditch was eroding and loosing chunks of dirt falling into the ditch while minimizing our space to the road. We did our own evaluations and came up with some great ideas. We then inquired the expertise of a engineering firm that confirmed our idea and are able to give us exacts on what will best suit CORA's needs. This will help control the erosion or loss to the road that accesses RGS. Our plan will also help avoid flooding water from damaging properties and CORA common grounds in its wake.

We are currently involved in a fire mitigation program and this will be spoken of later in the meeting. Besides the Granted Program. Jim & I and a little more than a few volunteered to help cut down dead or unhealthy trees on CORA common grounds. We have used some of the trees to hold road base on the roads to S&N and other have just been cut up for firewood. We were also able to get the fire department out this summer to help chip lot owners' overgrowth. Great big thanks to Fairplay Fire Department and the woodchipper.

We did have a break in at the shop this year. We figured they stole approximately \$5k worth of tools. Since then we have added cameras and security lights. At the same time, we were also experiencing break in up in S&N and Dry storage.

Ok, let's talk trash for a minute. We did acquire a new garbage company this year providing bear proof dumpsters. With new anything comes change and this company is a stickler for unauthorized garbage. They only want household goods like food trash. We have found things, you name it I bet you I could probably build a newish RV with all the stuff in our Dumpsters. We have posted signs of what is not acceptable on every dumpster. CORA also had a 40 yard roll off dumpster delivered to help lot owners pick up or replace problems on

their private lots. We are finishing up our metal pile and it should be getting picked up here in the next week or so.

When we turned on the water for S&N, we walked the parks complete water system looking for weaknesses that could be repaired to prevent future problems. We had to address replacement of a pressure pump. We were able to address a few smaller problems but the biggest problem we had was at the low point for S&N that was completely exposed to the elements. All these repairs have been completed and we are ready for colder days. The internet has become a vital part of our lives even when we are camping. We do understand the difficulties RV parks have across this country. We have had a few different problems, but we have been able to isolate some. Our first problem was data speed and park entry points. Due to the limited speed that was affordable at the time of contract our speed was about 35-40 mps across the whole park.

The internet came into the park via 7 entry points due to the things we love called mountains and trees. The other problem is that majority of the Wi-Fi equipment was outdated and limited to 15 devices. We do have a projected plan and budget to improve upgrades. I was also informed that we had donations that have helped expand even more. Ok, so we had our \$2500 budget and donated equipment installed and it allowed us to renegotiate our internet experience. We are currently getting speeds of 160 mps with only 3 entry points. The Wi-Fi upgrade allowed for us to eliminate entry points and we are currently paying \$20 less a month with 4 times the speed. We do have plans to start making Wi-Fi upgrades down here this fall and winter.

Mother nature decided to keep us on our toes by providing a lightning bolt to this area of CORA. As we all know lightning can and will cause havoc to an area. The lightning did damage to our water System, Internet, cameras, phones, battery backups, the gate system and half the power for the Caretaker house. On the bright side, this allowed for more investigation of our electrical system, especially what pertains to our water system. We were able to locate weak spots, reinforce and have in place more preventative measures for future lightning strikes.

In our near future and winter plans we have lined up some needed improvements. We are planning on starting up in S&N Service center providing a face lift to the stalls, walls, and lighting. We will be replacing all the lighting to LED Lighting. This will allow for better lighting while minimizing cost of operation and bulb cost. We plan on painting & replacing needed hardware for the stalls. We will finish up the service centers with a fresh coat of paint. Once we complete the S&N Service centers, we will work our way down to C&S and the Pool Bathhouse.

The Maintenance barn will be getting an upgrade as well. We will be constructing an area 21x30 that will be able to withstand the CORA Winters. This will allow for repairs to CORA equipment even when the weather says otherwise.

The other winter project is to identify and provide a power analysis of Silverton Northern. We will continue looking for safety concerns, but we will also be determining every lot's power source.

As our summer comes to an end, I thank you all for the warm welcome. I know that we have had a lot of changes and rules that we have had to enforce. It is not personal; it is a job! I hope you come back next year and see all the changes and improvements.

b. Office Report – Year in Review (Patricia De La Cova)

- Did daily basic office chores; went to the bank, answered phones & emails, did cleaning, picked up mail, processed propane payments, etc. Mail is picked up by the office staff on Monday and Friday. If you would like to pick up the mail any other day, just swing by the office and sign up for mail pick up.
- Reconciled August's bank statements, scanned and filed away.
- Processed August's receipts, scanned and filed away.
- We have had several new owners bring in their paperwork for processing and several title company closings as well this month. So, a "Big Welcome to CORA" to all our new owners.
- We completed the inventory for housekeeping supplies
- August is Electric Month!!! Alex & Delles read all the meters and photographed each one. We then inputted the data for calculation. We will begin Invoicing and billing on Monday.
- We designed a "Lot Review" form for all lots, the form includes, Electrical, Water & Sewer inspection as well as Land use, Easement and Structural violations or Non-conforming structures.
- We also set up a Write off Sheet for damaged goods, products, and CORA Usage for taxes.
- We sent out invoices for 30, 60, 90 days past due for propane & dry storage.
- Volunteers: We are always in the need for Volunteers. If you have some extra time, we would be more than happy to find a way for you to assist. If the outdoors is your thing then we have, Fire Mitigation, weed control, Pinecone pick-up, Cut Log Removal, Sports area Clean-up (Volley ball court, golf course, baseball field, etc.) do raking, pulling weeds, tidying up. Indoor Volunteering would consist of Organizing and Alphabetizing the library, Movies and Videos. Mail Pick-up, Re-arranging Clubhouse, Framing and hanging of new photos for Clubhouse. Please Remember; All Volunteers will need to stop by the office and pick up a Volunteer Release of Liability form before working. Volunteering jobs are restricted: You can not use any machinery, motorized tools (Chainsaws, weed eaters, mowers etc.)

- **Announcements:** So, CORA has stepped into the Social Media era. We now have our own Facebook page as well as a private-members only group. This group is restricted to current owners Only. Facebook Group Link: <https://www.facebook.com/groups/353133922382359> Facebook Page Link: <https://www.facebook.com/Campground-Of-The-RockiesCORA-911602282221356> We will be able to stream Facebook Live for special events, Board News, and Meet and Greet.
- **Announcement:** Starting Monday, September 7th CORA will be accepting Credit Card payments!
- **Announcement:** The Drop Box for CORA has been set up for long-term storage retention. We will be able to retain original files, decrees, and documents.
- **Announcements:** CORA Food Drive, we will be accepting canned food donations in the office and clubhouse for the month of Sept. Please Help make this a Great Year and drop off any extra canned items you may have
- **Advisory Notice:** We have had some reports from owners that their heaters and thermostats were affected by the lightning strike in July. We strongly suggest that everyone in DSP please check these items.
- **Advisory Notice:** With the gate still open, we are seeing an increase in people bypassing the office and signing in. Please, let us know when you arrive and when you will have guests arriving. It's really simple, all you have to do is call the office at (719)836-2533 or shoot us an email at manager.cora@gmail.com. And, you are always welcome to come to the office and sign yourself in and your guest. Please help us keep CORA safe, if we are chasing down your invited guest to confirm who they are, someone uninvited may have just slipped through the gate.
- **Advisory Notice:** Scams at CORA. We have had reports of For Sale signs being placed on properties with a fraudulent number, that is text only. They request a \$200 fee to release property information. Please report any of these signs or situations to the office or the board.
- If you close with the title company then the title company will forward the office the information. However, if you close privately you as a new owner you will need to forward your deed to the office to ensure you have access to vote, fishing license, etc.

J. Facilities Report – 1-year accomplishments (Delles Schneider)

- a. Larry Chiuppi – Discussed the RGS Road repairs which was voted to move forward with at the August Board meeting. Met with the Engineer along with Mary to draft plans on repairing the road and structure. It will create retention ponds to help smooth out the flow of water if a flood were to take place. The whole thing is to protect the lots in RGS and the road and secondly, we don't want Hwy 285 damaged because of water; otherwise it would be at the cost of CORA.

- b. Because of theft the caretakers and workcampers are conducting at inspections/drive throughs at least 3x a day.
- c. Over the winter the maintenance barn will undergo changes to divide the barn into two sections: one for the owners and one for the Facilities Caretaker to complete tasks.
- d. Alex is going to work on deciphering which lots in SN are on which electrical poles.
- e. Larry Chiuppi – Discussed the status of the Facilities Audit which he is working with Alex on. This is an inventory of all things at CORA relating to it's capital.
 - i. This was done several years ago but was not kept up.
 - ii. Between Alex and Larry they are going through inspecting items for a few hours each week to bring the audit up-to-date.
 - iii. Once completed CORA should be able to project to the board what needs to be replaced and help for insurance purposes if the need arises.
 - iv. The facility audit will allow for a Reserve Budget and long-term planning. Maintenance schedules are also being created as each item is reviewed.

K. Treasurer's Report – Joyce Derby

- a. Lots of things going on involving lots of expenditures
- b. \$30, 056.64 in account but there is still about \$26, 000 of expenditures still to come in from August.
- c. \$632,027.77 resides in the Reserve account.
- d. The dues are not being increased and thanks to Alex for doing several things himself instead of hiring companies to come in.
- e. It was mentioned that the theft continues and has been a big expenditure for CORA.

L. Committee Reports

- a. Social – Carol Abbott
 - i. Was skipped per Mary Grove

M. Old Business

- a. Clarification of 'See something Say something'
- b. Mary did want to thank all the volunteers that have helped CORA this year!
 - i. Rick Jefferies finding the new insurance company. This helped cut CORA's insurance cost by 26%.
 - ii. Larry Chiuppi for locating Littlehorn (RGS Project) and for doing the Facilities Audit, which is saving CORA between \$20,000-\$30,000. It is costing CORA NOTHING!
 - iii. Delles Schneider and Allure have helped clean up 3 lots in the Neighbors Helping Neighbors, cleaning the cemetery, and organizing the dumpster.

- c. Mary showed the Org chart discovered in the bar from 1994 where there were 18 different departments/committees which allowed CORA to operate with about 25 people vs. what you are seeing today.
- d. Next year's project is to accurately go through all the historic documents since 1996 and record the resolutions properly.
- e. There is a 10 page Project list of EVERYTHING that needs to be done at CORA.
- f. Results of Attorney opinion on ATV and Leasing
 - i. They have always been restricted on CORA property. The exception of using the ATV's when conducting volunteer work.
 - ii. Leasing is completely against the covenants and the Park County land use regulations. You are not supposed to do it!
- g. Gate and Camera System – Patti O'Donnell
 - i. There has been a lot of research done on replacing the gate code system up to two years ago. However, with the lightning strike it took out the gate system and the gate.
 - ii. A new system has been located which will give owner specific codes and take their picture upon entering and leaving CORA. These will be matched to owner files to verify they belong at CORA or not. It will also help eliminate illegal activities such as dumping and theft.
 - iii. Mark Scofield CS1 – With the new system is there a contract for technical support? (Alex) They do have technical support and have one of the highest levels of customer satisfaction.
 - iv. Susan Eccles SN14 – How will guests be able to come in with the new gate system. (Patti) The new system will allow us to give a specific code to owners which can be set with an expiration date. They should also come to the office and check in.
 - v. Frank Salvador SN289 & SN290 – Will gate codes be given to each member on the deed? (Patti) Yes it will. We are trying to decide if it is an individual code for one lot of individual codes for each owner. More on that will be sent out.
 - vi. What is the cost of the new gate system? (Patti) It is about \$5000.00.
- h. Fire Mitigation/Fire Wise Program - Patti O'Donnell
 - i. A contract was signed on 8/31/20. 20 acres over the next two years will be done starting directly behind RGS because that is the biggest concern.
 - ii. They will be cleaning, chipping, and laying the chips down as retardant for fire.
- i. Fire Wise Program – Patti O'Donnell
 - i. Starting next summer, they will be looking at the lots and what can be done to reduce fire damage.

- ii. Information on being more knowledgeable about preventing fires will be placed on the website if it isn't there already.
- iii. Donna SN121 – Will there be any prevention done up top with the SN lots? (Patti) Yes, but this is what the Forest Service recommended be done first. Also, there are people who will look at lots and assist the owners. (Alex) About 20 years ago David Root did come out and did Fire mitigation up top around parts of SN.
- iv. Bill Winters SN254 – I have lots of pine needles and pinecones. Do I need clean those up? (Alex) They should be cleaned up and can be placed in the burn pit.
- v. Milt Shaw SN216 & SN217 – For next year, my suggestion is to look at other properties and make a list of what can done to help those neighbors. (Patti) This is exactly what Neighbors Helping Neighbors. We are looking into the possibility of purchasing a chipper for CORA in the upcoming years.
- vi. Linda Smith DSP55 – There is a lot of fire information called Ready Set Go online to help owners understand what can be done. (Patti) We are placing additional information online for owners to learn more about fire mitigations such as having wood chips down on the ground.

N. New Business

- a. See something, Say something clarification
 - i. Mary clarified this statement was for the abuse of the trash system. Please come to the board and report the information.
- b. Relief Caretakers over the winter months
 - i. Last fall adds were run for a period but with those that applied we felt they were not qualified candidates. A person located in RORA that was able to assist.
 - ii. The current relief caretakers, Jim & Jan, will be staying at CORA from November – April to help the Caretakers complete tasks and make it better for next year. This is a trial for this winter! If it works then the board will go to the county for future approval.
- c. Title and Realtor reporting requirements
 - a. What has happened is that the State of CO is requiring us as part of title transfer process to inspect water/sewer and report violations. If a permanent structure is crossing the easement, we do need to report it. The board is not trying to be police, but we need to stay current with the regulations with the county. If a permanent structure exists allowing it to NOT be moved, then it would be at the owner's expense to have removed.
 - i. Rich Johnston – All owners agreed in their contract when they purchased that they would abide by the Covenants. It would be an expense to the owner and not CORA.

- ii. In the meeting with Park County on 8/31/20 the easement information was brought to their attention.
 - iii. We are telling you what is going on and letting you know that a “movable” structure can be placed but not a PERMENANT structure.
 - d. Mary discussed that the board has not changed any rules over the past year. The last change to any of the rules was in 2019 when the clause regarding harassment and the use of firearms was added.
 - e. As owners, we need to think about what we want for the future. Do we want to be a campground or a residential park? What about the changes needed with the sewer plant, the water treatment plant, etc. These costs are huge!
- O. Owner Comments (non-budget subjects)
- ***At this point in the meeting Mary Grove asked if owners had any additional questions. However, ample amount of time was not given for owners to respond before an owner asked to adjourn the meeting. Owners who signed up to speak didn't receive the opportunity to ask their questions or make a comment. To ensure their voice is heard the board sent out emails to each owner (4) asking if they still would like to ask their questions. If so, their comments were added to the minutes.
- a. Larry Chiuppi DSP24 - Thanks for asking. I was concerned that some of the members might be a bit antagonistic towards the board. So I had a brief statement prepared which reminded the membership that the board members were volunteers not professional CEOs, CFOs etc. and that board members were not always 100% spot on, but in most cases did the best they could for the good of CORA. I also planned to thank the individuals that stepped up to run for the board and encourage them to do what is best for CORA, and not pursue personal agendas.

I hope the new board works well together and you all have a productive year. I appreciate all the time and effort you put into this. I may not always agree with each decision but that doesn't mean I don't think you are trying your best.

- b. Milt Shaw SN216 & 217 – Ari my questions... the one about the excavation work that was done down below my property was answered by Alex. My second question regarding a rumor that I heard about the caretaker at service center C leaving on the 15th and the service station was going to be closed. I have an issue with that as the service station didn't open until the end of May and now closing September 15 is far shorter than at least six months That I would expect that service station to stay open. Please clarify if in fact the caretakers Bill and Cindy Are leaving and who is going to be taking care of service center C. (Carol) The excavation you are speaking of was done through fire mitigation that took place 20 years ago done by the same people who we just signed a contract with to do the area above RGS. You are correct that Cindy & Bill are leaving on the 15th or 16th. In the past all the Workampers have left around the 15th, however, we felt that was too soon because of the usage

of CORA in September. So, we extended the option to the Workampers to stay until October 1st. Nick & Taylor accepted the invitation. As rumors fly you heard correctly that Alex is tentatively thinking about closing Service Center C shortly after Bill & Cindy leave.

- c. Vicki Nickels - I have heard a rumor that Service Center C is closing on the 15th. My question is why? If it is cleaning problem, I am happy to do some cleaning and I am sure others would like to keep the service center open also. So, my question is, is the rumor true? Why would you close it? What can be done to keep it open? (Carol) As rumors fly you heard correctly that Alex is tentatively thinking about closing Service Center C shortly after Bill & Cindy leave. Cindy & Bill are leaving on the 15th or 16th. In the past all the Workampers have left around the 15th, however, we felt that was too soon because of the usage of CORA in September. So, we extended the option to the Workampers to stay until October 1st. Nick & Taylor accepted the invitation. As the Facility Director I will be talking with Alex this weekend and figure what will be best. I do appreciate the offer of assisting to clean it. I will keep that in mind as I talk with Alex.
 - d. Frank Salvador SN289 & SN290 – What about people coming onto the property if they aren't the owner? (Patti) People should not be coming onto lots unless they are selling to complete the title company review paperwork or for lots down below to complete the meter readings.
 - e. Jimmy SN103 – This is the best management of the property I have see over 15 years!
 - f. Name not heard - My concern is that what can be done with violators who are building structures illegally? (Patti) The best thing is for owners to report the violator to the office. The board is taking this up as an active issue on how to resolve these issues.
 - g. Name not heard - Can people live in their sheds? (Patti) No, they are not allowed to live in their sheds.
- P. Discuss the 2020-2021 Budget Proposal – No increase
- a. Allow 1 minute per owner to speak on proposal
 - i. No vote is necessary since there was no increase however, 101 voted to approve it and 30 voted against.
- Q. Announce Voting Results of New Board Members
- a. In the past people have come in and requests 20-30 proxy's and we are trying to stop that. No one at CORA sees your ballot and only the accountant will know your results. Jay will report back to CORA of how many people have voted and the election results. A 141 votes were casted and not everyone voted for three candidates.

- i. Carol Abbott 103
- ii. Melissa Osten 108
- iii. Frank Salvador 36
- iv. Mark Scofield 117

R. Adjournment

- a. The meeting was adjourned by Mary Grove with Patti O'Donnell seconded the motion.