

CAMPGROUND OF THE ROCKIES ASSOCIATION
BOARD of DIRECTORS MEETING AGENDA
Conference Call: 202-926-1160 Access Code: 889145#

July 9, 2022 – 10:00 A.M.MST at the Clubhouse and via phone

<ul style="list-style-type: none">• Caretaker Alex & Patricia• CS 3 Shon Kuta• CS 1 Mark Scofield• CS 34 Rich Lofton• DSP 24 Larry Chiuppi• CS 35 Skip Hasty• CS 56 Ralph McGee• DSP 86 Bill Joni Brown• DSP102 Nancy Shults• DSP 73 Sue Shaw• DSP 19 Maxine Chitwood	<ul style="list-style-type: none">• DSP 50 Judy & Lanny Brown• DSP03 Patrick & Patti O'Donnel• SN224 Eric & Millie Severson• SN 19/20 John Tidwell• SN 115 Ken & Cindy Pacheco• CS 14 Carol and Lee Abbott• RGS31 David Gehrlein• DSP15 16 David & Sharon French• DSP41 Jay Tally• DSP01 Michele Carroll• DSP05 Don Newton• DSP 95/96 Ric Jeffries
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A. CALL TO ORDER

- a. Carol called the meeting to order at 10:04

B. PLEDGE OF ALLEGIANCE

- a. Did the Pledge of Allegiance.

C. INTRODUCTION OF BOARD MEMBERS

- a. All board members were present

D. APPROVAL OF MINUTES OF June 11, 2022

- a. Ralph made a motion to accept the minutes. Mark seconded the minutes. They will be sent to the members and posted on the webpage along with the P&L.

E. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

- a. Facilities Good Morning everyone.

June has come and gone, and it was a busy month. Getting things cleaned up in the landscape department. Everything from mowing to trimming trees. My days consist of pool services to cleaning up bathrooms and making various repairs. We even found and repaired some propane issues we were having. This park is huge and has many distractions. I do have to spend many hours a week tracking down vehicles that did not follow gate rules. I have driven upwards of twenty miles looking for a vehicle that piggy backed and could be a potential problem. Over the next couple of months, we will have many campers driving by plotting a way to stay the night for free or even longer in some cases. Fortunately, we have found no one yet to be a problem. The real problems come in the form of loss of money, time, progress and all of this comes out of your dues. If you see someone piggybacking please report it to the office and try to let us know what direction they went.

Before I continue with the agenda, I do want to talk about an incident that happened this month. We had someone tamper with the propane station. This tampering could have put everyone in the area in danger. I realize that I am not the most likable guy and that I enforce the rules around here but please do not tamper with over 400 gallons of propane. I do have plans to erect a new chain link fence and a much better camera security system.

We are in the process of replacing and adding some new fencing around the pool and the manager's house. This will help keep our pool secure and provide a little more privacy to us at home. We have

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already acquired the material and it has been picked up and delivered by Rich Lofton. We did spend the extra dollars to include steel posts instead of wooden posts. We are expecting a local contractor to begin on Monday July 11th.

We are expecting this next week a new workamper Brandon to arrive in the C&S location. His duties will consist of bathroom cleaning, Propane filling and lawn work. We will have a second person to start installing lights in the S&N Service centers. We are receiving my assistant very late in the season. We have a ton of catching up to do around here. Brandon will be offering 16 hours a week in trade for his spot here at CORA. If he completes his contract he will be given an end of season bonus of \$250. Brandon will have another job in the surrounding area.

We are trying to freshen up the club house gravel. We had a load of gravel delivered earlier this week. We used some gravel to help complete a repair at the park that was volunteered by members of CORA. We will be using the rest to fill thin spots and help with some of the low spots that are flooding with our daily rain. We will be getting a load of sand that we are stretching across the playground, volleyball and golf course.

The little red truck that could is in our shop. I did get it started and gave her a spin the other day. The transmission is needing repair. We already have located and received the new part needed to repair it. This will be done really quickly since this will be used by Brandon next week. I will probably get an oil change and some basic maintenance done due to time not mileage.

Patricia and I have great intentions for CORA. We see so much potential for CORA and we believe that our work ethics and knowledge is what will make a lasting impression on CORA. Everyone has expectations of some sort in this world. You have the expectation that the roads will be accessible. We have the expectations that you care about your investment, your membership and following the rules. We are contracted to clean once a day. Afterwards the bathrooms are on you. We have brooms and mops hanging in there. We will be more than happy to give you any other supplies you may need to clean up after yourself.

Let's talk BBQ! I am trying to organize a BBQ for the end of season meeting. I do have an extensive background as a pitmaster. We are looking for donations for the meats and looking for side dishes and deserts. This will be after the September meeting here at the clubhouse. I invite everyone to come try some of my tasty smoked meats. We serve all meats with homemade sauce on the side. The rub I use is my own recipe and features all the flavors from BBQ hot spots across America.

b. Office

■ **Placards - US 285 South Fork of South Platte Bridge Replacement:**

US 285 South Fork of South Platte Bridge Replacement: The most recent press release confirms the July 11,2022 start date for the full shutdown of 285. There is a detour at US 24 and County Road 9. The office has developed a placard that has the CORA emblem, address and Member #. They are available for purchase in the office for \$1 each. While we can never guarantee anything the CDOT said that the placards should have all of the necessary information on them. These placards do not grant you access on 285 through the bridge replacement area, they simply identify you as a member of CORA easing your access from the detour onto 285 from HWY24. (Press Release is attached)

■ **Going Green! -**

CORA is a Green Community. We are always trying to implement ways to be Green. Currently we have a soda can recycling area in front of the office and to reduce the use of printing

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products (paper, toner, etc) we are asking that members sign up for the Going Green email campaign. Just send an email to the office with the Subject line: Going Green!

Name:

Email:

And Lot Number:

And we will sign you up for paperless communications.

■ **Construction Projects –**

Please remember to fill out your Construction Approval forms before starting any new projects. You will need to wait for approval before starting that project.

Please note the following:

Any lot with a structure in violation (Non-conforming Structure) will not be allowed to erect any new structure, be reconstructed, altered, enlarged, or moved unless it conforms to the area regulations of the applicable zone district in which it is located. Any setback or easement infringements will be required to come into compliance immediately. Park County is not allowed to issue building permits over registered easements. Our water, sewer, and electric run directly under each lot, a 20' easement applies.

■ **Housekeeping supplies: Theft & Vandalism**

So unfortunately, we have had some issues with toilet paper, & paper towel theft and we have had some issues with vandalism. Theft has been occurring in the pool house and clubhouse bathrooms. We have had more than 25 rolls of toilet paper stolen and 10 rolls of paper towels this week alone. They are being removed from under the storage counters in each bathroom. Vandalism has been occurring as well. Someone(s) has been taking the Lysol toilet bowl cleaner and pouring it, in its entirety down the toilet tanks, not the bowls of the tanks. We have had a dozen bottles used in this manner over the last several weeks.

■ **Compliance Enforcement at Closings**

What to Expect & Setbacks When a property goes through the closing process the title company requests a HOA status report. Part of that report is verification that the property has NO violations. A financial inspection is done of the lot as well as a property review. If the property is found to have any noncompliant structures it is noted and sent to the title company with a notation stating that the structure is in non-compliance and that lot with a structure in violation will not be allowed to erect any new structure, be reconstructed, altered, enlarged, or moved unless it conforms to the area regulations. If the lot is found to have setback violations that lot will be required to come into compliance with the setback rules; which are 5' from the front & back and 1' on the sides, before closing. If a non-conforming structure is the cause of the setback issue, then that lot will be required to bring the non-compliant structure into compliance.

■ **Did You Know: RV Campground Etiquette Tips**

Tips So, we have had some questions regarding Campground Etiquette recently so we put together a list of the top Etiquette tips.

- 1) Don't walk through campsites or play ball in someone's campsite. This includes Workamper lots. Every member of CORA has paid for their individual lots at purchase. Workampers also pay for their lots in work hours. A single workamper pays 16 hours per week for their site which equates to \$200.96 a week, and \$4421.12 per season. A couple pays 20 hours per week \$251.20 and \$5526.40 per season.
- 2) Adhere to Quiet Hours. CORA's quiet hours are from 10pm -6am.
- 3) Keep your Campsite clean. Everyone works hard to have a lot a CORA and it is only respectful to keep it clean, fire hazard free and mowed/landscaped.
- 4) Pets. Please clean up after your pet on and off your property, under control on property and keep it on a leash while off property.

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5) Children. Please keep them supervised on and off property. There are dangers in this world and safety is the primary concern.

While there are numerous other things that can help with neighborly etiquette tips. We keep it to the top five.



CDOT begins replacement of 17 structures in southeast Colorado

News Release July 6, 2022 - Southeastern Colorado - Visit our Virtual Open House for a sneak peek at the project scope, timeline, impacts and benefits.

The Colorado Department of Transportation and its contracting partner CapitalTezak Joint Venture, will begin replacement efforts of 17 structurally deficient rural structures in southeastern Colorado. These 17 structures are located on three separate essential corridors in southeast Colorado – Colorado Highway 9, United States Highway 24 and United States Highway 350.

Construction crews will mobilize construction equipment in the area after the Fourth of July, with traffic impacts to follow. Construction completion on this \$43 million project is slated for late 2024. The purpose of this project is to provide necessary improvements to these 17 structures so motorists can be ensured that they are driving on more stable and up to date structures with life spans of 100 years.

“Improvements to the 17 structures on these routes will help provide rural mobility, intra- and interstate commerce distribution, movement of agricultural products and supplies and access to tourist destinations,” said Shoshana Lew, CDOT Executive Director. “We hope this project adds trip reliability and safety for its key users for years to come.”

Construction on all 17 structures will not be simultaneous. Three structures will be replaced on CO 9 between Cañon City and Alma, five structures will be replaced on US 24 between Florissant and Antero Junction and nine structures will be replaced on US 350 between La Junta and Trinidad. Crews will start work on multiple structures at a time on the plains region structures (US 350), while only working on one structure at a time on the mountain region structures (US 24/CO 9). Construction on the plains region structures will occur year-long, while construction on the mountain region structures may halt during the winter months. Construction of the first structure will begin in July in the mountain region on the CO 9 corridor near Guffey. Construction of the three structures will begin in July in the plains region on the US 350 corridor near Timpas.

CDOT invites stakeholders, community members and other interested parties in Otero, Las Animas, Fremont, Park, Teller and Chafee counties and beyond to visit the project’s Virtual Open House website. The Open House will remain live for three months.

2022 Traffic Impacts

Mountain region

- Pipe Structure located at CO 9 – Mile Post 15.9

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- Construction July – September 2022
- Reduced to signalized, alternating single lane traffic
- Bridge located at US 24 – MP 240.668
- Construction is August to October 2022
- Reduced to signalized, alternating single lane traffic
- 14-day full closure of US 24 and detour

Plains region

- Three bridges located at US 350, MP 57.5, MP 57.1 and MP 56.5
- Construction is July to October 2022
- Reduced to signalized, alternating single lane traffic
- 21-day full closure of US 350 and detour
- Bridge located at US 350 – MP 69.8
- Construction is October to November 2022
- Reduced to signalized, alternating single lane traffic

Traffic impacts are subject to change due to weather. Know before you go by calling our project hotline, checking our project website or signing up for email updates.

Project Information For additional information about this project:

- Project Hotline: 800-811-2067 ☎ Web: codot.gov/projects/region2bridges
- Sign up for email updates: cdotbridgesR2@gmail.com

Travelers are urged to “know before you go.” Gather information about weather forecasts and anticipated travel impacts and current road conditions prior to hitting the road. CDOT resources include:

- Road conditions and travel information: COtrip.org
- Download the COtrip Planner app: bit.ly/COtripapp
- Sign up for project or travel alerts: bit.ly/COnewsalerts
- See scheduled construction lane closures: bit.ly/laneclosures
- Connect with @ColoradoDOT on social media: Twitter, Facebook, Instagram and YouTube.

Remember: Slow For The Cone Zone

The following tips are to help you stay safe while traveling through maintenance and construction work zones.

- Do not speed in work zones. Obey the posted speed limits.
- Stay Alert! Expect the unexpected.
- Watch for workers. Drive with caution.
- Don't change lanes unnecessarily.
- Avoid using mobile devices such as phones while driving in work zones.
- Turn on headlights so that workers and other drivers can see you.
- Be especially alert at night while driving in work zones.
- Expect delays, especially during peak travel times. ☎ Allow ample space between you and the car in front of you.
- Anticipate lane shifts and merge when directed to do so.
- Be patient!

F. Treasurer's Report

a. Outstanding Assessments

- All are paid except for some late fees which are down to \$175 or less

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- New zero turn mower - We have purchased a new zero turn mower for \$7100 which will be picked up next week. This will make things easier to keep things mowed since we are a fire wise community. The grass has to be kept at a certain length to be in compliance.
 - New Fence around the pool and caretakers home - The new fence is about \$11,000. It will be replacing the current fencing around the caretakers house and pool area along with extending the fence around the Caretakers house for privacy. The work should be starting next week.
 - New forks for the tractor - Getting new forks for the tractor to help move things easier around CORA
- b. Moving funds to reserve - We have not moved any of the funds over to the reserve as of yet. We will be doing this soon. We do need to be able to float funding into September until funds start coming in from electric and HOA invoices. Currently we are spending \$60-\$70 per month. We are in good shape.
 - c. The Treasury report started with vandalism. The money to correct vandalism comes out of our pockets from our dues. If you see something, say something! We shouldn't keep throwing away money on vandalism.
 - d. High country is one of our banks which has about \$29,000 and the Reserve with Edward Jones has about \$824,000.
 - e. We are looking for bids on contract work to do the asphalt work around the front gate and some concrete work.

G. FACILITIES REPORT

- a. Lot cleanup reminders - Lot cleanup continues if you need assistance, please contact the board. Found branches in the dumpster most likely new members and we need to teach them that we have a burn pit for these type items.
- b. People need to know that Alex is not their personal person to do work, he has other priorities. There were rumors that the work campers are making a lot of money and people are thinking they work for them. This is not the case. The workcampers work for their lot lease and have a second job to make money for them to live.

G. COMMITTEE REPORTS

- a. Social Committee – Carol talked about the social committee which met in June. They had a bonfire, potluck, and bingo. The Fourth of July dessert social no one came to their event. Tonight there will be another potluck. There will be a garage sale in two weeks around July 23rd. The committee is also thinking of doing a fishing derby towards the end of August. In September following the annual meeting there will be a barbecue. If you would like to donate funds toward the purchase of the meat that will be smoked/BBQ by Alex, please drop them off at the office. Otherwise owners are welcome to bring a side dish.
- b. Finance Committee – Larry Chiuppi- Larry Champie DSP 24 talked about reserve fun and Howard Jones account with Julie this committee basically deals with the reserve fund. The final analysis will be posted to the owners website.
- c. Budget Committee – Larry Chiuppi- Budget had several members with five meetings. We went through each line item in the budget taking time to discuss each. It worked very well with Carol having direct access to QuickBooks to help answer questions right away. The budget committee basically determines fees if they are aligned with our needs. Thank you Carol! The proposed budget will be submitted to the board soon. It's a zero-based budget. The board has the authority to delete or add lines.
Talked about the backhoe and that it is a lease agreement with the ability to purchase it at the end of the lease. Then the subject went to water heaters and how expensive they are because they are propane Alex mentioned that the orifice setting is different at altitude so none of our gas utilities were running efficiently and burning too much gas which has been corrected. Everyone applauded Larry

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Chiippi for leading the finance and budget committees this year. Thank you Larry. Mark said CORA like everybody has been dealing with the higher cost feels we are spending good money. Ralph gave a thank you to Rich and all his work and saving CORA a lot of money.

- d. Compliance Committee – Consists of Rich and one other person. No meetings yet.
- e. Welcome To Our World (WOW) Committee- Skip the first wow meeting was good getting people together showing them how to do propane, gate rules, campground usage, etc. Thanks to Jay Tally who helped here. Next meeting Aug 6

H. OLD BUSINESS

- a. Golf Cart usage at CORA- Golf carts to be used by work campers. People in SN need to have pre approval done through the office and are used for water and sewage dump.
- b. Workamper status- Workamper status Brandon start next week in C&S
- c. White Elephant table- doing well around \$360 so far. Only bring working items. Remember to leave money. Remaining items will be donated following the Labor Day weekend.
- d. Widening of the roads reminder- Widening roads will send a message when work will be scheduled.
- e. First mailing to owners- First mailing went out. Carol did a year in review along with the form to run for the board. Carol, Mark, and Ralph will be leaving the board. Second mailing will take place in late July. Will be mail or email.
- f. The board is still dealing with a past lot owner that has involved CORA funds because of having the lawyer involved. Unfortunately, the costs incurred can't be charged back to the lot because of owner changes; 3 in the last year.

I. NEW BUSINESS

- a. Propane leak- Propane leak was addressed by Alex in his monthly review
- b. Being respectful and considerate- Be respectful and considerate to others. Many owners are being disrespectful and just rude to the workampers and staff. We ask you to understand that Alex has responsibilities specific to CORA's infrastructure and not to be here doing jobs for lot owners. What he does when he is not working is up to him which can include side jobs.
- c. Insurance coverage - CORA does carry a variety of coverages from flood, fire, liability, etc.
- d. Contractor coverages - Any contractor that is hired to complete work at CORA should be bonded and licensed. This protects CORA. The fence contractor is to start next week. Carol made note of how hard it was to find contractors for the fence. Contractors were either not accepting new clients or were charging large amounts to do work at CORA such as 19k.
- e. Cleaning up after your pets - Owners are not picking up after their pets. Please, if you are out walking your pets to please clean up after them.
- f. [HB22-1137](#) signed into law on June 3, 2022 - This bill directly affects how CORA does some of our business with owners such as meetings, assessments, and the collection process. To make sure nothing is missed getting revised in our governing documents the board chose to have our HOA attorney review the changes and create the amendments. The collection process may have to change. Will have more at the August meeting.
- g. Running for the board- Carol encourages owners to run for the board. It is critical that we fill the vacant positions in order for CORA to continue. Do your part to help CORA.
- h. August Board meeting – August 13, 2022
- i. Alex asked if anyone knows of someone that is good with computers and has the skills to make a map of CORA to let the office know.

J. OWNER COMMENTS (non-budget subjects)

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- Cindy SN 115 - I think it would be helpful for the board to have a listing of what needs to be done each month so that nothing gets missed. As new board members come in things could get missed. Maybe make a calendar to help.
- Patricia DSP03 - The propane needs to be protected. If we catch the person I hope we can prosecute. If the person is to be identified in any situation, then yes. However, there are no cameras on the propane, thus we are wanting to add additional cameras.
- Carol hopes people will read the minutes.

K. ADJOURNMENT

Ralph made the motion to adjourn the meeting followed by Rich seconding the motion.