

CAMPGROUND OF THE ROCKIES ASSOCIATION
TELEPHONE BOARD MEETING
DECEMBER 9, 2015

Meeting opened at 7:00 a.m.

President:	Sue Palandri	Present
Vice President:	Glenn Ohrns	Present
Facilities	John Ludivig	Present
Treasurer	Marge Pierce	Present
Member at Large	Joyce Derby	Present
Member at Large	Larry Chiuppi	Present
Secretary	Kay Greenlee	Present

There was an executive session to discuss legal matters, contracts, and benefits.

Financial Topics

Need a checklist/procedure for buying a property for new owners and also for Patsy. Sue will talk to attorney about putting together the list explaining the whole process of buying - including a quit claim deed vs. a warranty deed. Then, put the information on the list of lots for sale on website and also on handout from office. We might want to raise the transfer fee to \$75.

When a purchase is made using a title company, CORA receives a request for financial information on the lot. But we don't include the electric. CORA could be liable for electric bill because we didn't tell the title company about it.

Pinnacle Insurance. High Country was acquired by Centura. Received a list of different providers we can go to. We need to let them know who we want to use for Worker's Comp claims. Marge said one of those in BV is closest. Larry agreed. Marge will talk to Patsy about which one she would prefer.

Other

Kay will send list of officers to lawyers.

Sue sent email yesterday to legal regarding Sandra Benavidez to make sure it is being taken care of. Hasn't heard yet. Larry said we should mention lawyer fees at a board meeting. Sue will keep us posted.

Rules and Regulations

Larry said anytime we revise one of our documents it needs to be passed by board and approved.

Will use original wording on propane. Maximum is 120 gallon capacity or two 100 pound capacity.

Reservoir rules are made by Ranch of Rockies. Guest has to be accompanied by owner.

Added archery range onto facility.

Raising age for pool to 16 for unaccompanied child. Pool hours change to 9 a.m to 8 at night. Instead of dusk. Aerobics are at 8 a.m. Is it posted about no lifeguard on duty, use at your own risk, CORA is not responsible, etc. May not protect us because by Colorado law a person cannot sign away their rights. Important we do everything to protect CORA .

UTV/ATV. The state is letting individual counties decide if atv's/utv's are permitted on gravel county roads with speed limits under 45. No roads or trails in CORA have been designated for atv's or utv's. Since CORA roads are private, we can enforce our own rules.

Golf carts are only to be used by disabled and must have owners lot number and be registered with CORA. There should be a copy of the doctor's letter in the file. Golf carts are not to go up and down the hill.

John will complete Rules and Regulations and the Board will review and approve and they will be signed.

Governance Policy

Larry took out old records, collection, and put in new ones. Larry motioned that we accept the most current Governance Policy. Sue seconded. All approved. Larry will send both word and pdf and Larry will send to Kay and Patsy and Steve Scott to post.

Should be on office computer and also have Patsy backup and keep it in her house.

Office Hours

We will extend the office hours. John will notify Patsy and Ralph about the changes.

Workampers

Have one couple only – on top.

We did put in ads that we would pay for extra hours. We are advertising in workmaper and other publications.

Minutes of October 23

Minutes of October 23. John motioned to approve.

Marge seconded. All approved.

Facilities - John

The aerating motor in tank burned out and had to be replaced - \$7400.

Status of furnace replacement project: Installer broke his arm. One in clubhouse is installed and working great. Other one not installed but there.

We bought new propane heaters for the water pump room and sewer room or building.

Downspouts for clubhouse and drain pipe was purchased and installed.

Possibility CORA may have to buy a new truck.

Adjournment

John motioned to adjourn the meeting, and Larry seconded, all in favor. Meeting adjourned at 9:45 a.m.

Sue Palandri

Sue Palandri, President

2-4-16

Date

Kay Greenlee

Kay Greenlee, Secretary