

CAMPGROUND OF THE ROCKIES ASSOCIATION
TELEPHONE BOARD MEETING
FEBRUARY 4, 2016

Meeting opened at 7:01 a.m.

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

MINUTES OF DECEMBER 9, 2015

Sue motioned to approve as amended, Larry seconded and all approved.

TREASURER'S REPORT

The Treasurer's Report as of February 3, 2016 is attached.

Marge gave information regarding owner accounts.

New truck was paid out of the operating account at Collegiate Peaks and the money will be replaced by funds from the reserve replacement fund.

Marge will investigate annual rates health insurance.

People on payment plan are paying at this time.

FACILITIES

Both furnaces are installed and working great.

Pump for sewer plant was replaced.

Truck was purchased and plow mounted.

John will discuss future road projects with Ralph.

John talked with Ralph about installing a drain system and the west side of the clubhouse.

CORA's water man, Nick Radtke, has retired. Tim Zingler, from Alma, agreed to take job for Cora at same price.

Nick also sat on water board for RORA and CORA and Ken will also do that.

There was a discussion about who represents CORA on waterboard and it was agreed a board member should be on water board and not an individual from CORA.

All faucets in B showers are going to be replaced like A and C. Parts to repair current faucets are no longer available.

John said showers going into pool are going to be replaced with new faucets, a little at a time.

Patsy and Ralph are all set with new office hours.

CORA has a full crew for summer 2016 and May 15 – Sept 15 are working dates for workampers.

WEBSITE

When new governance policies are put on website will remove old collections policy and records review policy.

Campfire call in number and rules have changed. Will put both on website and on CORA bulletin boards.

2016 BOARD MEETINGS

All Board Regular Meetings begin at 10 a.m. at the CORA Clubhouse. The dates for the 2016 Meetings are:

Saturday, June 11, 2016

Saturday, July 9, 2016

Saturday, August 13, 2016

Saturday, September 10, 2016

The Annual Meeting will be Saturday, September 3, 2016. Registration is 9:00 – 10:00 a.m. and the meeting begins at 10:00 a.m.

CORRESPONDENCE

Received letter from lawyer stating that the complaint was dismissed. A copy of the complaint and the dismissal is attached. The legal fees to address the complaint were \$899.

CORA BOARD E-MAIL

No correspondence on CORA Board email.

OLD BUSINESS

SN 257. Still for sale. We have to pay taxes but don't have to pay ourselves for assessments.

There is a trial on February 17th regarding a CORA homeowner. Marlene will attend as there has to be somebody there who is familiar with the books.

Rules and Regs. Larry motioned we accept rules and regulations as amended, John seconded, all approved.

NEW BUSINESS

There was no new business

Kay motioned to adjourn, John seconded all approved.

Adjourned at 7:51.

Respectfully submitted

Kay Greenlee, Secretary



Sue Palandri, President



Kay Greenlee, Secretary

Date

4-26-16

CAMPGROUND OF THE ROCKIES

Balance Sheet

Accrual Basis

As of February 3, 2016

Feb 3, 16

ASSETS

Current Assets

Checking/Savings

102 • Collegiate Peaks Bank

125,485.85

105 • High Country

6,368.04

112 • Edward Jones Reserve Account

638,060.45

118 • Petty Cash

480.00

Total Checking/Savings

770,394.34

Accounts Receivable

120 • ACCOUNTS RECEIVABLE

17,640.67

Total Accounts Receivable

17,640.67

Other Current Assets

127 • Member Electric to be Billed

29,719.68

190 • Tax Cert. Privately Owned Lot

2,574.56

Total Other Current Assets

32,294.24

Total Current Assets

820,329.25

Fixed Assets

180.0 • FIXED ASSETS

210,179.80

Total Fixed Assets

210,179.80

Other Assets

192 • Real Estate Owned-For Resale

8,732.71

199 • Suspense

-2,180.56

Total Other Assets

6,552.15

TOTAL ASSETS

1,037,061.20

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

210 • Accounts Payable

-322.59

Total Accounts Payable

-322.59

Other Current Liabilities

213 • SUTA - Co. Unemployment Tax

694.00

214 • FUTA - Federal Unemployment Tax

41.35

215 • Federal Payroll Liabilities

1,264.44

216 • Colorado Withholding Tax

96.00

218 • Sales Tax Payable

102.64

Total Other Current Liabilities

2,198.43

Total Current Liabilities

1,875.84

Total Liabilities

1,875.84

Equity

320 • Fund Balance - Operating

137,773.22

324 • Fund Balance-Replacement Reserv

600,388.00

370 • Retained Earnings

164,524.02

Net Income

132,500.12

Total Equity

1,035,185.36

TOTAL LIABILITIES & EQUITY

1,037,061.20

Complaint 61416

I am very concerned as to how CORA is managed by our managers/caretakers (M/C) or this Board of Directors.

I know that you are aware, that as of July 1, 2015, anyone who manages a community association like CORA is required to be licensed by the State to ensure that the organization and the assets they manage on behalf of the owners like myself is done properly and in accordance with Colorado law passed in 2013 for our protection.

It is my understanding and alleged that our M/C are not licensed because they refused to take the classes or test required for licensure and that the Board approved this situation and merely changed their title from "manager" to "caretaker" to circumvent the law.

I, believe as a CORA member that we pay the M/C a salary of \$44,000 a year plus a handsome medical insurance premium each month. Further, that we provide them a home and pay the utilities and maintenance. This information is based on the latest CORA Budget report. Yet they are seldom in the office or on the grounds and our facilities are not appropriately maintained. As evidenced by the numerous complaints reported by CORA members.

Because the Board has put policies and rules in place that make it extremely difficult for members like myself to get a straight answer about anything, As demonstrated by my EMAIL dated 22 June 2015, about facilities, which the board has yet to respond too.

I want the Board to tell us right now if you will require the M/C to immediately take the necessary classes and obtain the appropriate license, so that CORA will be in compliance with the Colorado law, for our protection.

As this Board was elected to represent us in all Fiduciary and Legal matters, as our agent, and should always have the CORA members best interest in the protection of our assets.

If you can't tell me that you will abide by the law to protect CORA owner assets and do this, I will file a complaint with the Colorado Division of Real Estate to ask them to investigate this matter and I will encourage other members to join me on this complaint.

Thank you,

[REDACTED]

[REDACTED]



COLORADO

Department of
Regulatory Agencies

Division of Real Estate

1560 Broadway, Suite 925
Denver, CO 80202-5111

VIA U.S. Mail and EMAIL: notices@ochhoalaw.com

Campground Of The Rockies Association, Inc.
6820 Us Highway 285
Hartsel, CO 80449
Attn: [REDACTED]

November 19, 2015

RE: Complaint No. 2015-61416

Dear [REDACTED]

A complaint concerning Campground of the Rockies Association Inc. has been filed with the Division of Real Estate, Community Association Manager Program by [REDACTED]. Enclosed with this letter is a copy of the complaint for your review. The complaint included the following documents which are being provided to you unless otherwise indicated:

- CORA is HOA that has salaried employees and should be licensed

It is the duty of this office to enforce the provisions of the Community Association Manager Program in a manner that is fair to all parties to a controversy. Accordingly, we are bringing this complaint to your attention and request your response in writing within fourteen (14) days from the date of this letter.

NOTICE: Failure to provide a written answer to the complaint/investigation may constitute a separate violation of the license law, regardless of the outcome of the underlying complaint.

Specifically, you are required by the Director of the Division of Real Estate; Community Association Manager Program Rule F-3 to provide the following:

- A complete and specific written response to the factual recitations, allegations or claims made in the complaint.*
- Any and all relevant documentation substantiating the statements made in your response.*
- Copies of all other documentation relating to this complaint.*
- Proof of your errors and omissions insurance and crime fidelity insurance.*

Effective January 1, 2007, Colorado law requires that only persons lawfully present in the United States be issued a license, certificate, registration or permit. In addition to your written response and supporting documentation for the complaint, you are required to provide the Division of Real Estate with a copy of one of the following Secure and Verifiable Documents.

1. Any Colorado Driver's License, Colorado Driver's Permit or Colorado Identification Card, expired less than one year. (Temporary paper license with invalid Colorado Driver's License, Colorado Driver's Permit or Colorado Identification Card, expired less than one year is considered acceptable)
2. Out-of-state issued photo Driver's License or photo identification card, photo Driver's Permit expired less than one year
3. Valid foreign passport with I-94 or valid Processed for 1551 stamps
4. Valid I-94 issued by Canadian government with L1 or R1 status and a valid Canadian Driver's License or valid Canadian Identification Card
5. Valid 1551 Resident Alien/Permanent Resident Card. NO border crosser or USA B1/B2 Visa/BCC cards



6. Valid 1688 Temporary Resident Card, 1688B and 1766 Employment Authorization Card
7. Valid U.S. Military ID (active duty, dependent, retired, reserve and National Guard)
8. Tribal Identification Card with intact photo (U.S. or Canadian)
9. Certificate of Naturalization with intact photo
10. Certificate of (U.S.) Citizenship with intact photo

In your response to the undersigned, please include all of your contact information, including your phone numbers and email address. Also, please include the complaint number listed above in your response and on your mailing envelope.

The Colorado Division of Real Estate, in order to improve government, decrease costs, and in the general interest of Colorado, approaches conservation seriously. Accordingly, the Division strongly encourages that documentary responses be provided electronically. Examples of electronic submission include email, flash drives, or the submission of a readable disk.

Please note that it is Division policy to record all telephone conversations and interviews. Should you have any questions please contact me at 303-894-2906 or john.benedetti@state.co.us.

Sincerely,



John Benedetti
Investigator
Division of Real Estate
Community Association Manager Program



COLORADO
Department of
Regulatory Agencies
Division of Real Estate

1560 Broadway, Suite 925
Denver, CO 80202-5111

[REDACTED] m

[REDACTED]

Parker Colorado

December 17, 2015

RE: Complaint No. 2015-61416

Dear [REDACTED]

I am writing to notify you that we have completed our investigation into your complaint against Campground of the Rockies Association HOA (CORA). The Division of Real Estate, Community Association Manager Program is responsible for ensuring that Community Association Managers comply with the license law. Although the license law is extensive, it does not encompass everything that a manager might do or every dispute that a person might have with a manager. Our role in the Investigative Section is to investigate complaints and determine whether there is enough evidence to prove a violation.

In investigating your complaint, I reviewed the information provided, and if warranted, contacted witnesses and obtained other necessary information and documentation. Our investigation revealed that there is sufficient evidence to prove that CORA has not violated the license law. The department does not have jurisdiction regarding maintenance complaints and or customer service complaints.

Our determination does not affect any other remedies that you may be pursuing.

Thank you for submitting your complaint.

Respectfully,

John Benedetti
Investigator
Division of Real Estate
Community Association Manager Program

cc: Campground of the Rockies Association HOA

