

CAMPGROUND OF THE ROCKIES ASSOCIATION
TELEPHONE BOARD MEETING JANUARY 31, 2017

President:	Sue Palandri	Present
Vice President:	Larry Chuippi	Present
Facilities	John Ludivig	Present
Treasurer	Marge Pierce	Present
Member at Large	Joyce Derby	Present
Member at Large	Linda Childs	Present
Secretary	Kay Greenlee	Present
Caretaker	Patsy Esparza	Absent

The meeting was called to order at 7 a.m.

Secretary's Report

The minutes of the December 12, 2016 telephone board meeting were approved, as amended.

There were 6 emails to the CORA Board website.

2017 Regular Board Meetings will be held on the following Saturdays at 10 a.m: June 10, July 8, August 12, and September 9. The Annual Meeting will take place on Saturday, September 2nd .

Treasurer's Report

The Balance Sheet as of January 30, 2017 is attached.

Letters were sent to 33 people offering payment plans. A motion was made, seconded and approved that for those accounts with balances less than \$100 the balance would be carried and appear on next year's statement. Our policy says we will file a lien. Letter said we would take legal action if they did not respond.

Off Road Vehicle Use Survey: Next Steps

To revise the covenants would take 55% of the total membership and that probably wouldn't happen in a season. In the meantime some members will continue to use their off road vehicles to haul waste water and fresh water. We would have to fine those individuals and go through that process. If we do a rule change which is what most people wanted, then our lawyer is saying someone could sue us. If we do nothing, we will also probably be sued. Is there the possibility of a rules and regulation change for a trial basis of two years?

There was discussion that the survey was confusing regarding Question # 3 – riding vehicles up and down the hill.

A rule change would need to be short and concise and clearly define how these are going to be used and what kind of control there is going to be. Only use is for utilitarian purposes. Need to define purpose clearly. Waste water, fresh water, go to laundry? Spell out details.

It was agreed that all off road vehicles must have the lot number clearly visible on the vehicle in lettering a minimum of 3". If they have their lot number on the vehicle they can be reported to Patsy and she can report to the board.

Motion was made and seconded and passed to post results of the survey on the CORA website, with a note saying the Board is in the process of reviewing the results and determining next steps. A note will be put on CORAfolks that the results can be found on the website.

The Board established a target date of March 15 to finalize new rules and regulations.

Surveys are still coming back. Patsy is keeping them.

Facilities

Lot of snow plowing this year and lot of year still left. Linda said Ralph doing great job plowing.

Ralph is happy with new tractor. Cab was great in -20 temperatures.

Purchasing new chairs and file cabinet for office.

Clubhouse bathrooms are a big issue and just starting them. Not sure what needs to be done.

A water break is being repaired.

Purchasing a golf cart for Workamper use at S&N.

Building of lean-to for new tractor on hold for now due to weather.

Camp hosts : Patsy sent out contracts and looks good but signed contracts not back yet.

No new information about break-ins. Suspects have been interviewed – one is in jail.

Caretaker phone number. The office phone number transfers over. John will talk to Patsy and Ralph about their cell phone numbers.

John contacted IREA in response to a member request for electrical meters in S&N. IREA said the expenses would be hundreds of thousands of dollars.

Newsletter

A newsletter is a great way to communicate with everybody. Send them E-mail and regular mail to those without email. Put newsletter on website and copies in clubhouse.

Patsy is updating quick books etc. with addresses.

Linda volunteered to be editor of CORA newsletter. It will still be called the Hummer. Larry will send info to Linda about companies that send out emails to large groups. Joyce will help make any necessary phone calls

A motion was made, seconded, and approved to adjourn the meeting.

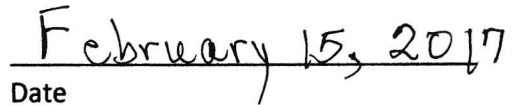
Meeting ended 8:27 a.m.



Sue Palandri, President



Kay Greenlee, Secretary



Date

8:36 AM

01/30/17

Accrual Basis

CAMPGROUND OF THE ROCKIES
Balance Sheet Prev Year Comparison
As of January 30, 2017

	Jan 30, 17	Jan 30, 16	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
102 · Collegiate Peaks Bank	139,206.60	127,378.51	11,828.09	9.3%
105 · High Country	4,947.15	3,493.57	1,453.58	41.6%
112 · Edward Jones Reserve Account				
112.01 · Money Market & CD's-#.7718	455,984.57	479,544.37	-23,559.80	-4.9%
112.02 · Money MMkt & Mutual Fds-1823516	192,868.53	157,287.86	35,580.67	22.6%
Total 112 · Edward Jones Reserve Account	648,853.10	636,832.23	12,020.87	1.9%
118 · Petty Cash	2,986.49	500.00	2,486.49	497.3%
Total Checking/Savings	795,993.34	768,204.31	27,789.03	3.6%
Accounts Receivable				
120 · ACCOUNTS RECEIVABLE*				
121 · Accounts Receivable	19,788.28	20,311.52	-523.24	-2.6%
123 · Electric Billing Receivable	-209.44	1,676.47	-1,885.91	-112.5%
Total 120 · ACCOUNTS RECEIVABLE*	19,578.84	21,987.99	-2,409.15	-11.0%
Total Accounts Receivable	19,578.84	21,987.99	-2,409.15	-11.0%
Other Current Assets				
127 · Member Electric to be Billed	25,043.89	28,826.76	-3,582.87	-12.5%
129 · Undeposited Funds	2,834.17	200.00	2,634.17	1,317.1%
Total Other Current Assets	27,878.06	28,826.76	-948.70	-3.3%
Total Current Assets	843,450.24	819,019.06	24,431.18	3.0%
Fixed Assets				
180.0 · FIXED ASSETS				
180 · Land	7,000.00	7,000.00	0.00	0.0%
181 · Buildings	333,272.99	333,272.99	0.00	0.0%
182 · Transportation Equipment	68,304.73	68,305.73	-1.00	0.0%
183 · Machinery and Equipment	119,692.21	61,120.66	58,571.55	95.8%
185 · Office Equipment	2,689.34	1,740.32	949.02	54.5%
188 · Leasehold Improvements	601.97	0.00	601.97	100.0%
189 · Accumulated Depreciation	-236,664.53	-213,960.53	-22,704.00	-10.6%
Total 180.0 · FIXED ASSETS	294,896.71	257,479.17	37,417.54	14.5%
Total Fixed Assets	294,896.71	257,479.17	37,417.54	14.5%
Other Assets				
192 · Real Estate Owned-For Resale				
192-257 · SN257	0.00	7,359.17	-7,359.17	-100.0%
192-CS1 · CS16	1,373.54	1,373.54	0.00	0.0%
Total 192 · Real Estate Owned-For Resale	1,373.54	8,732.71	-7,359.17	-84.3%
Total Other Assets	1,373.54	8,732.71	-7,359.17	-84.3%
TOTAL ASSETS	1,139,720.49	1,085,230.94	54,489.55	5.0%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
210 · Accounts Payable	-0.01	0.00	-0.01	-100.0%
Total Accounts Payable	-0.01	0.00	-0.01	-100.0%
Other Current Liabilities				
213 · SUTA - Co. Unemployment Tax	107.09	506.83	-399.74	-78.9%
214 · FUTA - Federal Unemployment Tax	-3,457.97	156.02	-3,613.99	-2,316.4%
215 · Federal Payroll Liabilities	5,518.24	810.04	4,708.20	581.2%
216 · Colorado Withholding Tax	-42.00	293.00	-335.00	-114.3%
218 · Sales Tax Payable	120.92	102.84	18.28	17.8%
Total Other Current Liabilities	2,246.28	1,868.53	377.75	20.2%
Total Current Liabilities	2,246.27	1,868.53	377.74	20.2%
Total Liabilities	2,246.27	1,868.53	377.74	20.2%

For Management Use Only

8:36 AM
01/30/17
Accrual Basis

CAMPGROUND OF THE ROCKIES
Balance Sheet Prev Year Comparison
As of January 30, 2017

	Jan 30, 17	Jan 30, 16	\$ Change	% Change
Equity				
320 • Fund Balance - Operating	137,773.22	137,773.22	0.00	0.0%
324 • Fund Balance-Replacement Reserv	600,388.00	600,388.00	0.00	0.0%
370 • Retained Earnings	216,827.64	164,524.02	52,303.62	31.8%
Net Income	182,485.36	180,677.17	1,808.19	1.0%
Total Equity	1,137,474.22	1,083,362.41	54,111.81	5.0%
TOTAL LIABILITIES & EQUITY	1,139,720.49	1,085,230.94	54,489.55	5.0%

8:38 AM
01/30/17
Accrual Basis

CAMPGROUND OF THE ROCKIES
Profit & Loss Prev Year Comparison
September 1, 2016 through January 30, 2017

	Sep 1, '16 - Jan 30,...	Sep 1, '15 - Jan 30,...	\$ Change	% Change
Ordinary Income/Expense				
Income				
400 · Assessment Fees	302,671.50	303,158.00	-486.50	-0.2%
401 · Late Fees	3,528.47	1,575.00	1,953.47	124.0%
402 · Interest Charged	0.00	504.78	-504.78	-100.0%
405 · Administrative Fees	50.00	9.50	40.50	426.3%
407 · Legal Fees	147.50	-41.30	188.80	457.1%
422 · Ice Cream	63.50	17.50	46.00	262.9%
450 · Propane Income	2,409.34	1,391.08	1,018.26	73.2%
452 · Laundry Income	1,197.00	671.25	525.75	78.3%
453 · Ice	186.00	129.00	57.00	44.2%
454 · Tower Lease Income	1,650.00	1,650.00	0.00	0.0%
455 · Soda	48.00	0.00	48.00	100.0%
490 · Other Miscellaneous Income	863.40	720.33	143.07	19.9%
497 · Capital Gain Distributions				
497.1 · Cap Gain Distr-Ed Jones #.....	0.00	2,330.65	-2,330.65	-100.0%
Total 497 · Capital Gain Distributions	0.00	2,330.65	-2,330.65	-100.0%
498 · Dividend Income				
498.1 · Qual DIV-E Jones #3516	71.32	662.52	-591.20	-89.2%
498.12 · Non-Qual Dividends	1.00	84.83	-83.83	-98.8%
498.2 · Tax-Free DIV; EJ 3516	409.66	879.00	-469.34	-53.4%
498.4 · Capital Gain Distributions	103.37	0.00	103.37	100.0%
Total 498 · Dividend Income	585.35	1,626.35	-1,041.00	-64.0%
499 · Interest Income				
499.05 · Int Income-High Country Bk	0.09	0.09	0.00	0.0%
499.08 · Int Income-E Jones #7718	744.73	1,423.33	-678.60	-47.7%
Total 499 · Interest Income	744.82	1,423.42	-678.60	-47.7%
Total Income	314,144.88	315,165.56	-1,020.68	-0.3%
Cost of Goods Sold				
50000 · Cost of Goods Sold				
51022 · Ice Cream Cost	0.00	8.34	-8.34	-100.0%
51050 · Propane Dispenser (Bottles)	1,527.89	0.00	1,527.89	100.0%
51053 · Ice Cost	0.00	154.00	-154.00	-100.0%
Total 50000 · Cost of Goods Sold	1,527.89	162.34	1,365.55	841.2%
Total COGS	1,527.89	162.34	1,365.55	841.2%
Gross Profit	312,616.99	315,003.22	-2,386.23	-0.8%
Expense				
500 · Administrative Expense				
504 · Bad Debt Expense	0.00	1.00	-1.00	-100.0%
508 · Bank Service Charges	112.80	133.40	-20.60	-15.4%
516 · Dues, Subscriptions, Educati...	51.00	232.10	-181.10	-78.0%
524 · Licenses and Permits	0.00	262.14	-262.14	-100.0%
528 · Meals	452.34	248.14	204.20	82.3%
532 · Mileage	956.34	0.00	956.34	100.0%
540 · Office Supplies & Expense	988.08	34.62	953.46	2,754.1%
544 · Postage and Delivery	327.45	67.15	260.30	387.6%
559 · Technology - Internet service	241.44	1,165.23	-923.79	-79.3%
500 · Administrative Expense - Other	166.69	0.00	166.69	100.0%
Total 500 · Administrative Expense	3,296.14	2,143.78	1,152.36	53.8%
570 · Insurance				
578 · General Liability	1,307.00	22,179.00	-20,872.00	-94.1%
582 · Workman's Compensation	507.00	491.00	16.00	3.3%
584 · Property Insurance	0.00	1,239.00	-1,239.00	-100.0%
Total 570 · Insurance	1,814.00	23,909.00	-22,095.00	-92.4%

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CAMPGROUND OF THE ROCKIES
Profit & Loss Prev Year Comparison
September 1, 2016 through January 30, 2017

	Sep 1, '16 - Jan 30,...	Sep 1, '15 - Jan 30,...	\$ Change	% Change
600 · Maintenance-Facilities				
604 · Building Repairs & Maintena...	3,089.81	630.00	2,459.81	390.5%
608 · Grounds Expense	261.36	450.00	-188.64	-41.9%
612 · Pool	199.58	286.29	-86.71	-30.3%
616 · Recreational, Reservoir	2,606.96	2,361.91	245.05	10.4%
619 · Tree removal	5,000.00	5,000.00	0.00	0.0%
620 · Road maintenance	34,788.39	12,085.15	22,703.24	187.9%
628 · Water & Sewer Maintenance	1,369.00	8,721.75	-7,352.75	-84.3%
600 · Maintenance-Facilities - Other	-57.01	-259.90	202.89	78.1%
Total 600 · Maintenance-Facilities	47,258.09	29,275.20	17,982.89	61.4%
625 · Special Projects	0.00	30.04	-30.04	-100.0%
640 · Maintenance-General				
644 · Satellite TV Service Provider	746.80	727.80	19.00	2.6%
652 · Gas	1,668.36	994.37	673.99	67.8%
658 · Janitorial and Paper Supplies	54.18	125.94	-71.76	-57.0%
672 · Vehicle Repairs	645.79	-108.05	753.84	697.7%
676 · Waste Removal	4,963.00	4,741.00	222.00	4.7%
677 · Porty-Potty Rental	597.00	0.00	597.00	100.0%
640 · Maintenance-General - Other	51.00	65.98	-14.98	-22.7%
Total 640 · Maintenance-General	8,726.13	6,547.04	2,179.09	33.3%
680 · Payroll Expenses				
682 · Benefits	7,554.15	7,928.36	-374.21	-4.7%
683 · Managers Salary	17,500.00	18,403.08	-903.08	-4.9%
684 · Other Salaries	4,299.40	3,000.00	1,299.40	43.3%
685 · Performance Bonus	1,822.43	1,500.00	322.43	21.5%
686 · Payroll Fees	72.00	86.75	-14.75	-17.0%
688 · Payroll Taxes	2,963.71	2,421.83	541.88	22.4%
690 · Workcampers expense	6,412.04	4,216.00	2,196.04	52.1%
691 · Contract Labor	700.00	1,084.00	-384.00	-35.4%
680 · Payroll Expenses - Other	0.00	0.00	0.00	0.0%
Total 680 · Payroll Expenses	41,323.73	38,640.02	2,683.71	7.0%
700 · Professional Fees				
702 · Accounting	8,211.39	7,811.20	400.19	5.1%
703 · Annual Meeting Fees	304.95	0.00	304.95	100.0%
706 · Legal Counsel	3,125.00	8,357.55	-5,232.55	-62.6%
700 · Professional Fees - Other	0.00	2,564.56	-2,564.56	-100.0%
Total 700 · Professional Fees	11,641.34	18,733.31	-7,091.97	-37.9%
750 · Utilities				
752 · Electric - common areas	5,310.85	3,664.33	1,646.52	44.9%
754 · Propane	6,805.65	3,528.40	3,277.25	92.9%
755 · Propane Disp.(Use Acct 51050)	0.00	6,892.14	-6,892.14	-100.0%
756 · Telephone	3,014.78	1,106.10	1,908.68	172.6%
Total 750 · Utilities	15,131.28	15,190.97	-59.69	-0.4%
Total Expense	129,190.71	134,469.36	-5,278.65	-3.9%
Net Ordinary Income	183,426.28	180,533.86	2,892.42	1.6%
Other Income/Expense				
Other Income				
900 · Cora Owned Real Estate				
924 · Transfer Fees - real estate	600.00	250.00	350.00	140.0%
953 · Property Taxes - Members	-216.00	0.00	-216.00	-100.0%
Total 900 · Cora Owned Real Estate	384.00	250.00	134.00	53.6%

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Profit & Loss Prev Year Comparison
September 1, 2016 through January 30, 2017

	Sep 1, '16 - Jan 30,...	Sep 1, '15 - Jan 30,...	\$ Change	% Change
960 · Gain-Loss; Sale of Fixed Assets				
961 · Proceeds-Sale Fixed Assets	2,500.00	4,500.00	-2,000.00	-44.4%
962 · Cost of Fixed Assets Sold	0.00	-1.00	1.00	100.0%
963 · Accum Deprec-Fixed Assets Sold	0.00	1.00	-1.00	-100.0%
Total 960 · Gain-Loss; Sale of Fixed As...	2,500.00	4,500.00	-2,000.00	-44.4%
Total Other Income	2,884.00	4,750.00	-1,866.00	-39.3%
Other Expense				
800 · Reserve Activity				
810 · Investment Expenses	608.66	892.52	-283.86	-31.8%
870 · Unrealized Gain/Loss	3,216.26	3,714.17	-497.91	-13.4%
Total 800 · Reserve Activity	3,824.92	4,606.69	-781.77	-17.0%
Total Other Expense	3,824.92	4,606.69	-781.77	-17.0%
Net Other Income	-940.92	143.31	-1,084.23	-756.6%
Net Income	182,485.36	180,677.17	1,808.19	1.0%

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