

CAMPGROUND OF THE ROCKIES

Annual Minutes

9/3/16

Meeting called to order by Sue Palandri at 10:00am

President- Sue Palandri	- Present
Vice President - Glenn Ohrns	- Absent
Secretary - Kay Greenlee	- Absent
Treasurer - Marge Pierce	- Present
Facilities Director - John Ludivig	- Present
Member at Large - Larry Chiuppi	- Present
Member at Large Joyce Derby	- Present
Counsel- Lauren Holmes	- Present
Accountant- Danny , CPA	- Present
Bookkeeper- Amanda Haley	- Present

The meeting open with the Pledge of Allegiance
The Board members introduced themselves.

Sue Palandri introduced the members of our accounting firm from Stotler & Young

Danny gave the background of the firm. Stotler & Young is a full service accounting form with 80 yrs. of experience, located in Salida, CO.

Sue Palandri introduced Lauren Holmes, Attorney

Quorum requirements:

A quorum is met when we have 10% of eligible voters. There are 499 lots eligible to vote this year, so we need 50. Our CPA certified that we have met a quorum with 56 in person votes and 67 by proxy votes for a total of 123 votes cast..

Reading of minutes from September 5, 2015 meeting - Larry

Larry Chiuppi motioned to approve, second by John Ludivig. - Motion to accept minutes as read approved.

Treasurers and Accounting Report as of August 31, 2016 - Presented by Danny

Discussed the change of accounting firm and reasons.

Went over Financial Report, reserve account & reason for increase in cash reserve.

STATEMENTS OF ASSETS, LIABILITIES & EQUITY - Income Tax Basis

TOTAL ASSETS - 996,396.09

TOTAL LIABILITIES - 2399.79

TOTAL EQUITY - 993,996.30

TOTAL LIABILITIES & EQUITY - 996,396.09

Bob Miller SN 203- questioned if accounts are separate for fixed assets.

Receivables Accounts - explained legal fees, electric billing, and HOA fees need to be mailed to accounting firm, please do not bring cash to CORA office.

John Lietz SN 10- asked about "Member electric to be billed". Account #127, Danny explained.

Steve McClain DSP 26- Asked about common electric expense, Danny- Common electric is expensed to CORA

Marlene SN 293- Please clarify pole charges, taxes etc., Danny did.

Danny explained fixed assets and purchases of new fixed assets and that adjustments will be made and will be available to membership after 10/1/16. Also explained sale of CORA owned property and cost basis calculation.

Danny went over Profit and loss statement.

Lauren explained how legal fees are billed and expensed.

Kris Cade - DSP 78 Questioned line 454- Danny will have to look into it.

Danny explained how CORA is taxed.

Danny explained Investment unrealized gains.

John Lietz SN 10- Asked about insurance billing. Danny and Lauren explained.

David RGS 26 – Asked about insurance coverage- Lauren explained.

Roisin McEwen SN151- Asked if payment that were turned in at registration today have been given to the accounting firm. – Marge Pierce said yes.

Committee Reports

1- Budget Committee Report presented by Paul Pierce – DSP 16 , Paul reminded everyone that the committee only makes a recommendation. The report is attached to minutes.

Recommendation: no increase in HOA fees.

Dick Brown CS50- asked to have copies of the proposed budget as required. Budget not approved yet.

Dick said copies are required to be distributed at this meeting. Copies were made and are available today.

2- Facilities Report- John Ludvig

Briefly discussed major changes and purchases by CORA, including:

New Water Consultant (Tim), New Pickup truck, ½ mile of road base, all showers in C bathroom repaired, new stove for clubhouse, New vending machines, pool boiler, clubhouse gutters now go into ground drain to prevent damage to clubhouse, water pump bearing replaced, Guard rail replaced on corner of road to S&N, CS bathroom sidewalks.

Mentioned increase in the amount of theft incidence at both CORA individual Lots and CORA shed.

Discussed future projects for upcoming year.

3- Social Committee Report – Kim McClain

Discuss charitable contributions made by the committee.

White Elephant table collected \$ 881

\$481 of school supplies plus \$100 cash donated to school. Wal-Mart gave a 10% discount

\$300 plus \$50 from Picnic in Clouds, split between two organizations

Preliminary June Calendar has been prepared.

Reminder of donation box for food donations to food bank, before 9/15/16.

Highway Cleanup is Wednesday, signup sheet in clubhouse.

3- Technology Report- No one present, Sue Palandri called for more volunteers to maintain the Wi-Fi system.

4- Hwy 285 Report – Dick Brown

CDOT- won't fund de-acceleration lanes into a private road because they don't have funding. They did approve the building of the lanes if CORA funded.

They were 435 names on the petition submitted to CDOT from CORA.

The counting device recorded 213 vehicles daily over 3-week period.

Last Traffic Count done in 2010 was 5,000 vehicles/ month on Hwy 285.

Dick has requested additional signage, extension to no passing zone, lowered speed limit in writing. All were denied by CDOT.

John Ludvig and Dick Brown met with a CDOT representative in person, who also denied all requests.

John Ludvig and Dick Brown also met with Park County Road and Bridge dept. representative. County will request speed limit reduction thru CDOT.

CORA will file an application for design standards.

John Lietz- SN 10- commented positively and made a couple of suggestions regarding accident rate and political action and law enforcement assistance. Consider pre and post CORA statistics.

Roisin McEwen SN151- suggested we identify a Park County commissioner to assist CORA.

Pacheco SN 115 – requested a look back 20 years, there was a severe accident, may have been a fatality.
Roisin McEwen SN 151 – Can be add a strobe light at CORA entrance?
Sue Palandri thanked Dick Brown for all his work.

5- Park County Building Permit update. – Larry Chiuppi presented brief report , which is attached. In summary, Park County will allow 1 shed 120 sq. ft. per lot. The board will revise our Rules and Regulations to reflect this change.

NEW BUSINESS

1- Election Results

The following board members were elected for a two-year term.

Linda Childs

John Ludivig

Kay Greenlee

2- OWNER EDUCATION- Lauren Holmes

Lauren Holmes was introduced and presented owner education. She discussed how Declarations can be revised and that over time the community may need to re-visit declarations to address issue that did not exist when the declaration were written. The document requires a 55% of entire membership vote to change.

Richard Jeffries DSP 92 – Question why ^{his} request of two years ago was denied and now we are having a discussion to revise the document. Lauren addressed his concern.

Open Member Forum

Sue Palandri called on the individual lot owners who had signed up to speak and Lauren Holmes facilitated the discussion.

John Lietz SN 10 – Suggested that if HOA covenants are in conflict with CO law, then CO Law supersedes. Lauren stated that if CO public policy exists it may over rule covenants, but otherwise more restrictive HOA take precedent. John brought up golf carts and liability. John stated that the legal definition of a vehicle has changed.

Roisin McEwen SN 151 – can't use golf cart for 100% disabled husband due to goat head causing tire damage at their other property so purchased a UTV for use their and would like to use it at CORA.

Terry Hayes SN92 – Wants to haul water and sewer from lot to dump station. Agreed to chair a committee to allow ATV/UTV for utility use

Ken Derby SN 91 – Agreed to assist Terry Hayes on the committee.

Steven McClain DSP – Asked if CORA could make a reasonable accommodation for a disabled person.

Lauren stated that the board could make a reasonable accommodation for a disabled person.

Bob Miller SN 203 – Pleaded that the board and Lauren work for all of us to see what can be done within the existing documents and not change Declaration and Covenants.

Roisin McEwen SN 151 – Brought up horse rules and certificate of health requirement, which is valid for one year, won't protect other horses. A Coggins test is not required unless crossing state lines. Should include a brand inspection. In CO & traveling over 75 miles need travel permit. VSV test w/o signs of disease. Recommend revising the horse rules. Board agreed.

Mary Grove CS 41- Thank you to Board and John Ludivig. Can we provide new gate codes? Vandalism and installation of video cameras? John Ludivig addressed this.

ADJOURMENT

Motion to adjourn at 12:43 pm by Larry Chiuppi, second by Dan Grove, Motion approved meeting adjourned at 12:45pm.

Sue Palandri 9-2-17
Sue Palandri, President Date

Kay Greenlee 9/2/17
Kay Greenlee, Secretary Date