



THE HUMMER



Volume # 45

OCTOBER 1994

ANNUAL MEETING GREAT SUCCESS



The weather was GREAT, we had a good turn-out of members, about 240 people enjoyed a sumptuous Barbecue lunch and we took care of some important Association Business.

The voting was as follows:

- a. Ralph Houck was reelected to the Board.
- b. The new Bylaw Thirteen, that establishes a Replacement Reserve Fund, was approved with 158 votes YES and 62 votes NO on the Issue.
- c. The Pool Enclosure was not approved with 140 votes NO and 89 votes YES. on the Issue.

It is of some interest to note that only 229 members voted this year.

We provided every member with Absentee Ballots to allow voting on all the issues. The 229 votes cast represents about one half (50%) of our members.

One would think that an issue that would cost each lot from \$ 225 to \$ 450 , if it had been approved, would be worthy of more consideration. After all !! how much effort does it take to mark a few X's on a couple of pieces of paper , place them in the envelope provided, and drop the envelope in the mail??? Was it the 29 cent stamp ???

Granted that this was one of the largest votes we have seen on any issue in the last several years. Those of us who did vote have a right to expect many more of our fellow members to take, at the very least, a passing interest in what happens to our Association under the Democratic Voting process.



The real POT-O-GOLD at this Annual Meeting was actually several LARGE POTS of DELICIOUS Barbecue served with Cole Slaw, Ranch Beans, Rolls & butter and a SURPRISE DESSERT of ICECREAM BARS

Prepared and Served, free to all, by LOLA GRANT and an outstanding crew of volunteers.

The meals for the Annual Meeting are traditionally the responsibility of the Board of Directors and therefore not a part of the Social Activities Committee function.

LOLA GRANT graciously volunteered to head up the crew this year. It was a job that demanded a lot of people for a lot of hours, for several days in advance, to gather and prepare all the food items that went into feeding so many delicious meals.

**THE BOARD OF DIRECTORS THANKS
ALL OF YOU WHO HELPED TO MAKE
IT SUCH A PLEASANT, WELL DONE,
EVENT FOR ALL THOSE WHO CAME.**



PRESIDENT'S MESSAGE

by John Paches

First, a big " Thank You " is in order for our out - going Board members Richard Cross and Duane Logan. They have contributed many hours of time and effort for the benefit of our Association.

Lola Grant asked me to express her heartfelt gratitude to all the Ladies who helped her in all the preparation, serving and cleanup for the Barbecue Luncheon at the Annual Meeting.

CORA is successful only because of all the volunteers we have, such as the Social Activities Committee, led by Marge Pierce, the Real Estate Committee with Paul Pierce, Stan Stewart, Don Olsen and Andy Jackson. To ALL who have donated their Private Time for the good of CORA, " THANK YOU ".

Speaking of Real Estate, we have had a very good year in the sales of CORA lots. Since the 1993 Annual Meeting there have been 12 lots sold, leaving us 57 lots to sell.

On behalf of the members of CORA, I welcome all the new members. Enjoy the Campground and be proud of what we have. Please take time to read the Rules & Regulations, Bylaws & Covenants that you received at the time of purchase. They are intended to protect and preserve our Campground and our investment in our lots and RV's "

Because of the extreme Fire Danger this past summer we have had to pay particular attention to Electrical hook - ups and Fireplace regulations.

An uncontrolled Fire in our Campground would be most devastating.

I am happy to report that the two vacancies, we had on the Board of Directors at the Annual Meeting, have been filled by two members who came forward to volunteer their services. Nancy Sokolowski and Ric Jefferies have been seated as Members-at-Large. Our Thanks to both of you and " Welcome Aboard ", Nancy and Ric !!!

Last but not least, my personal " Thank you " to my fellow Board members for your help and support.



WAKE UP MESSAGE FROM FELLOW MEMBERS

September 7, 1994

Editorial for the Hummer:

Recently we had the chance, along with some friends of ours (potential buyers), to spend a week at our property at CORA. The grounds are really looking nice, and people have fixed up their properties to look very manicured.

However, has anybody looked at the bathrooms in the clubhouse lately? We were appalled at the way we found them. They were so dirty and unclean, that we were embarrassed to take our guests into them.

MEMBERS: This is your bathroom. It is your responsibility to see that it is kept clean. It is your responsibility to see that your guests and your children leave them clean for the next person that uses them. Do you leave your bathrooms at home in this condition? Do you put toilet paper and hair in your sinks and then fill the sink with water and leave it there? Do you throw trash all over your bathroom floor? Do you fill up the toilets with personal items, and then walk away from it? Do you allow your children or guests to do this?

Please stop and consider that when potential buyers come to CORA, one of the places they look at are the bathrooms. Let's all take the time and have the consideration for other people to keep OUR bathrooms clean. There is really no excuse for them to be in the condition that we found them.

Ron and Sandy Leonard
RGS #30

BRAVO !!! Ron and Sandy," Well said "!!!!
This applies to all our Service Center Bathrooms.
We ALL must make an effort to leave things as we would like to find them when we return.

TREASURER'S REPORT

by John Bendel

The 3rd Quarter Financial statements are not available at this time. I will report them as soon as I can.

The Finance Committee is busily preparing your 1995 Budget which is scheduled for review and approval by the Board of Directors at the November 16th meeting. A copy will be mailed to each of you, with your 1995 Dues Statement, in December.

The committee is, for the first time, factoring Replacement Reserve and Real Estate accounts into Income & Expenses.

A brief review of my report to the Annual Meeting:

- a. The Replacement Reserve Study was finalized and a new Bylaw 13, establishing the Fund, was approved
- b. Finance Committee members are; Marge Pierce, Richard Cross and Ken Beck with ACT Accounting as a consultant.
- c. I reviewed the June 30 Financial Statements showing that we are on Budget.
- d. The 1992 Financial Statement Audit was finalized as per the CPA Statement.
- e. Our Delinquent accounts are at a Record Low.

As always, if there are questions, call or write me or contact ACT and they will relay to me.

ps Who is going to come forward to serve as Treasurer when I leave in September 1995 ???????

Editorial Comment

by Ralph Houck

The publication of this News Letter is intended to keep all of you informed about those matters we think are of interest and importance. We will appreciate and consider any reasonable, practical suggestions you care to make for the improvement of the Hummer content. We want this to be a Newsletter that you look forward to reading and are satisfied with when you finish. On average it costs about \$ 275 to Print and Mail each issue of the HUMMER.

We want to make that a worthwhile expenditure of Association Funds. We publish only when the Board agrees that it is justified.

It is with sincere regret, that I must tell you, we have begun the processes to employ new Managers for our Campground. Vern and Jean have decided that it is about time to switch, from being employed by us, to being retired fellow members of our Association. They have, as always, considered the best interest of the members of this Association and given us a long lead time to prepare. Vern will carry on, to assist by training the new people, thru next summer.

We are currently preparing a job vacancy announcement and qualifications requirements for the job. We hope to complete these documents by January 1995.

FROM THE REAL ESTATE TEAM:

by Paul Pierce

Your Real Estate team has been very busy this past year.

We want you to know we have been working very hard for all of us. Many times 3 to 5 hours are spent with one prospect showing the campground, explaining our rules and regulations and how important they are for all of us to live by, the activities we have for all to enjoy, and what a great place CORA is.

These busy volunteers spend many hours which may go unnoticed but with out their help Real estate would suffer greatly. I would like to introduce your Real Estate Team who have worked so hard for all of us this past year. They are: Andy Jackson, Olie Olson, Stan Stewart, Hal Clark, Vern Overholt, and Frank Ludeman for computer support. To all of you and to each of you, once again, I say thank you for a job well done.

For the year, September 1, 1993 thru August 31, 1994; fourteen lots were sold, and we are on our way for another successful year.

In July we had a booth for Fairplay's Annual Burro Days. Some of the arts and craft from the campground were on hand at the booth where information about CORA were being handed out. If you are interested in next years Burro Day's contact one of the team for details.

A thank you to Phil Lobb for organizing the CORA entry in the parade at Burro Days as well as to those who volunteered their help. The fun of the weekend really started with the parade

Hope you have seen the signs placed along the highway both north and south bound. These signs tell, the many travelers who pass by us daily, about the amenities available at CORA. Andy & Shirley Jackson made and painted the road signs. Now they are making Street and Campground signs. Vern has begun to put the signs up as time permits. Thank You, Vern, Shirley & Andy, for your interest and the idea for making CORA a little nicer.

There are so many who do so much for CORA in so many ways. I want to thank all of you who helped with all the projects, the Entrance structure, picking up trash along the highway, Friday night pot luck, dance lessons, horse buggy rides for the kids, and all the social events. Thank you for the fellowship and all of the good times we have enjoyed.



REMINDERS

(For the Benefit of ALL Members)

1. **Lights:** Turn OFF ALL your lights when you leave the Campground for longer than the day.
2. **Bathrooms:** Leave them the way you would like to see them when you return.
3. **TV & Radio Antennae:** Ground them to avoid Lightning Strikes that will damage your R.V. and may start fires that could leave you liable for damage to neighbors property.
4. **Volunteers:** We still need members to form and operate a Long Range Planning Committee.
5. **Architectural Committee:** Needs help to administer our Shed, Deck, etc. construction policies.

BOARD MEETINGS

All members are encouraged to attend Management / Planning Meetings on the first Wednesday of every other month starting in January. Regular Board Meetings are every third Wednesday of every month except December. We meet in Suite 120 7400 E. Arapahoe Road Englewood CO. Call 303-779-5151 All meetings start at 7:00 PM .

BOARD OF DIRECTORS

Campground of the Rockies Association

President John Pachas
 Vice President Ralph Houck
 Secretary & Treasurer John Bendel

Directors:

Facilities Bud Farnum
 Realstate. Paul Pierce

Members-at-Large :

Nancy Sokolowski
 Ric Jefferies
 Communications / HUMMERRalph Houck

HUMMER

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