

**CAMPGROUND OF THE ROCKIES  
BOARD MEETING MINUTES  
FEBRUARY 22, 2018  
6:30 P.M. MOUNTAIN (DENVER) TIME**

**CONFERENCE CALL: 515-739-1451, ACCESS CODE: 889145#**

**Members in Attendance:**

**Kay, John, Kristie, Joyce, Brandon, Linda Childs, Randy Winterboer**

**Caretakers: Jane and Tom Tingle**

- A. SECRETARY'S REPORT – Brandon motioned to approve the minutes and Kay seconded**
- B. TREASURER'S REPORT – Linda pointed out concerns with the difference in profit income from past year to present. In addition, concerns with cost of meal expenses. Linda requested further explanation about both concerns. Kay – questioned legal fee and legal counsel fee differences. Kay will get clarification between the two legal expenses. John explained the cost for maintenance on the CORA tractor and the reason why it was expensive. Also, need further clarification about the expense for building maintenance. After lengthy discussion, several board members asked if Amanda could provide a more itemized list for clarification of invoice payments etc. Amanda will be requested to give a more detailed itemized invoice report.**
  - a. UPDATE ON COLLECTIONS –JOYCE – Sending 12 lots to collections. Adding past due payments for propane fees etc. Monthly bill statements will be sent to those community members that are past due. Interest will be added to past due bills. Jane and Joyce will be reaching out to Lauren for legal counsel on handling those community members not paying taxes or past due bills to assist in collections.**
  - b. BALANCE SHEET AND P&L -**
- C. FACILITIES REPORT –**
  - Clubhouse painting complete LOOKS FANTASTIC! New carpet in the office will be complete next week.
  - Tom has all sewers working.
  - Board suggest further explanation of sub renters living in CORA more than 6 months. Kay will seek counsel from Lauren. In addition, the Board is appreciative of John's efforts in dealing with this unfortunate manner.
  - The Board is so very pleased with Janie and Tom's professionalism and efforts in updating and improving CORA!
- D. CORRESPONDENCE – Larry Chiuppi thanked Board for posting minutes and financials.**
- E. UNFINISHED BUSINESS**
  - a. COVENANTS REVIEW UPDATE - Randy – future meeting.**
  - The Board has decided that a Covenants Committee will be formed in June consisting of community members and board members.

- Jane will post in the clubhouse that the Board is seeking community members in good standing that would like to volunteer their time as a member of the Covenant Committee.
  - i. DISCUSS NOTE FROM LAUREN REGARDING RENTING OF LOTS
  - b. ANNUAL MEETING UPDATE –
- Joyce will add information to annual meeting concerning covenant committee. Gathering information to put in mailing.
- Structure of envelope/s, ballot and postage. Further information forth coming.
  - c. CLUBHOUSE PAINTING UPDATE Jane/Tom/John – complete
  - d. COPIES OF INVOICES TO ALL BOARD MEMBERS – Linda – will continue to send invoices to Board members.
  - e. COMMNET (CELL TOWER) Brandon – every 5 years the rent goes up 10%.
- Future or any possible negotiations were not noted in the contract.
- The contract expires in 2031. CORA is purely just providing the land. The tower is not property of CORA.
- Kay is going to ask Lauren about legal counsel of the possibility to negotiate a new or cancel contract.
- Kay will send a copy of Cable Company of LLC for Board to review.
  - f. EMAIL FOR CORA BOARD AND INDIVIDUAL BOARD MEMBERS - Randy – Kay is receiving all email.
  - g. POOL FURNITURE - BRANDON – cost of furniture is high but great quality.
- Kay suggest maybe not getting all the furniture in the first year but having a plan to purchase pieces over a period.
- Possible assortment of different styles of pool furniture was also discussed.
- Brandon will send a link to the board to view more furniture options.
  - h. TREE REMOVAL – MEMO OF UNDERSTANDING – JOHN – 100 trees \$50.00 per tree.
- It was suggested that the painter may know someone that would do tree removal.
  - i. QUOTE FOR FLOORING IN OFFICE -JOHN – will be completed next week.
  - j. ORTEN/CAVANAUGH/HOLMES CLASSES FOR HOA BOARD MEMBERS – Linda will attend in May.
  - k. BOARD MEETING DINNER JUNE 8<sup>TH</sup>

#### **F. NEW BUSINESS**

- a. RECOMMENDATION FOR CAMERAS FROM TOM – April
- b. WINTER HOURS ON WEBSITE – Jane will reach out to Roxy to add office winter hours and summer hours 8 – 10 and 2 – 5.
- Joyce suggested weekend times need to be addressed. She suggested 8 – 5 whether camp host covers or someone else. John suggest Friday 3 -5 and Saturday 8 – 5.

Next meeting March 29

John motioned that we adjourn meeting and Linda second

Board Members' Signatures - Minutes Approved Date 3/29/18

Kay Greenlee, President  
Krista DenDri

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