

HUMMER

Campground of the Rockies

January, 1998

New Budget, New Dues, New Accounting Firm, New Board

Budget - In action taking place from late September through mid-December, the increased CORA budget was balanced by managing both the expense and income sides of the equation.

In a concurrent move, the new Board also elected to change accounting firms.

During several meetings this fall, these interrelated subjects were analyzed, pondered, discussed, and dissected. The Board asked for input from all who attended the open meetings, held executive sessions to freely discuss without interruption, and looked at the objective and subjective aspects of these decisions.

The bottom line for the 1998 budget is almost \$175,000, up from just under \$153,800 in 1997. Telephone, reserves, legal, contingency, and special projects were the expenses which increased the most, while increases in some areas of the mainenance accounts balanced reductions in other areas.

Dues, which have not increased for several years, were boosted to cover the needed changes. Dues on the lower campgrounds were increased to \$411, while those for Silverton Northern were ratcheted to \$296.

Several letters have been received from members regarding these increases. All communication is reviewed by the Board at the meeting following its receipt. Some Board responses are printed in the *Hummer*, while others are answered directly.

The suggestion has been made that those members who are concerned about decisions of the Board obtain copies of the minutes. Other suggestions are that you join the Board to help make these decisions, and better understand why some of the the more difficult ones need to be made. For those who are truly interested, and not fortunate enough to live in Colorado full time so as to attend meetings regularly, you might want to connect with some of the regulars to hear more about the actual processes and content leading up to decisions. The minutes must document decisions, but they don't reflect with precision the discussion leading up to that decision.

Board Vacancy - In a surprising move, Guy Hubbell resigned from the CORA Board of Directors only four months after taking office. No reason was given for publication.

Post cards have been mailed to all members to determine interest in someone choosing to be appointed to fill the vacancy. Since Hubbell held the Treasurer's office for a brief time before resigning, one of the remaining Board members will need to be elected to that vacancy at the next meeting on January 22.

However, the Board vacancy will not be filled until the following meeting, scheduled for February 18. This timing allows reponses to be returned for evaluation.

If you are interested in joining the Board, contact John Hammon, Board President, or Nola, Business Control Systems, 303-762-8829, before the February meeting, or attend the meeting itself. If you choose to not attend the meeting, send a resume in your stead.

Accounting Firm Changes - In an effort to control expenses and to get the best bang for the buck, the Board of Directors elected to put the contract for keeping CORA's books out for bid.

A public accounting firm, Business Control Systems, of Englewood, was selected to fulfill the services previously provided by ACT Accounting. In a brief interview, Nola Strnad, owner, discussed her organization.

"We've been in business for 20 years, and have experience with homeowners' associations. We have over 100 small business clients, with our focus on general accounting, business taxes, and personal taxes for many of these businesses owners. We have a staff of 4, including one CPA.

I am looking forward to the variety of work that is involved with serving CORA, including being the Recording Secretary for the Board. All 4 of us will be familiar with the CORA

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Silverton Northern Closed

Although the roads to, and throughout, Silverton Northern have been kept open in past years, and were cleared earlier this winter, the decision has been made to not plow them again until April. As per the By-laws and covenants, access to Silverton Northern will not be available until that time.

There are many reasons for this decision - the overriding one is safety. CORA has learned through experience that it is dangerous during the plowing process: Vern almost lost the old yellow grader over the side about 4 years ago.

Additionally, several members trying to drive up or down over the past month have become stuck. Although each vehicle and its occupants have been rescued without injury, there is still danger involved.

One vehicle nearly slid over the edge half way up. Another driver coming down was concerned he wouldn't be able to make the turn at the hairpin.

Another aspect of the safety issue is windchill. We've had minus 30 degree temperatures 4 times already this winter. Coupled with the howling wind we had at the same time, the windchill was a minus 87 degrees. For those of you who've never experienced this, it takes 20 seconds to frostbite exposed skin, 80 seconds to freeze that skin solid, and less than 8 minutes for a winter-dressed (not arctic-dressed) individual to be hit with incapacitating hypothermia during these conditions.

The weight of the safety reason alone is enough to support the decision. However, there are 2 other factors that contributed: the covenants stipulate that Silverton Northern will not be kept open from November 1 to March 31. Additionally, for those who are concerned about holding expenses in line, consider this fact: it takes up to 3 days to plow that area, even with the new tractor.

It's suggested that anyone wishing to visit the upper campground plan to do so on foot. It's further suggested that anyone wishing to do something specific at CORA over the winter check with Wayne or Eva first; although the weather may appear inviting on the Front Range, winds and loose snow in South Park combine for whiteout and blizzard conditions. This past weekend, Highway 285 was closed from Fairplay to Bailey for over 7 hours. Some visitors returned to Denver via Colorado Springs, others were merely very late.

And some returned in an ambulance.

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procedures so that members will get responsive service when they have reason to contact us."

During our discussion, Nola and this writer agreed that the proximity of her office to the Bradley gas station just a block down the street is a major advantage to attending governance meetings - Bradley has among the lowest prices for fuel in the Denver Metropolitan area. So when you attend a Board meeting, at 3679 So. Huron, #401, plan on filling your tank.

Do you think that will entice more members to attend the meetings?

Committees

There are several committees in operation at the current time which will have a long term effect on CORA and its members.

Mike Ariza is chairing the group that is considering changes to the operating rules of the Campground as a whole. Many have said these are too complex and try to define all possible conditions to be considered. Others believe the managers should have guidance, and make judgments rather than be dictated to by any rules or regulations. Ariza's group is studying these considerations and is scheduled to make suggestions at the February Board meeting.

As mentioned in a previous *Hummer*, another committee is exploring changes to the covenants. Bud Farnum heads this activity, with the goal of having changes discussed over the almost-two years between now and the deadline, the end of 1999.

The *Social Committee*, which affects all who spend time at CORA over the summer, and whose primary activities occur during the summer months, is currently without any leadership. It takes a bit of effort to plan and coordinate the social activities at the Campground over the summer, but it is not an overwhelming responsibility. These activities include grill nights, competitions such as a golf tournament, special events such as Memorial Day and 4th of July celebrations, and bingo/movies/dominos, etc..

Anyone with an interest should contact Betty Dale, Board members.

Calendar of Events

1-22 Board meeting @ BCS - 7 PM

2-18 Board meeting @ BCS - 7 PM

◆◆ Note that after the January meeting, the Board will meet on the third Wednesday of the month

3-23 Drop dead date for *Hummer* submissions

Managers Corner

Merry Christmas & Happy New Year to All!!

We hope everyone had a very special Holiday Season. Now, on to the New Year, and may the hopes and dreams for 1998 be yours!

We want to especially thank those of you who sent us cards, phone calls and gifts of all kinds. They made our Christmas very special. We are answering this way, as we took our leftover vacation, from last year, in December. We flew back to Illinois to spend an early Christmas with Wayne's family, then were involved in the wedding of Eva's niece. It was great to spend time with both families. We NEVER thought we would have to go to the Chicago area to warm up, but this winter we did.

So far, this winter has been extremely cold in South Park. For six weeks in November and December, we had only 4 mornings with the temperature above zero. There were several nights with temps below -30. Additionally, over 45" of snow has fallen. With the 50-70 mph winds, its location and depths have been massively re-distributed; there are 3-inch skiffs and 7-foot maxi-drifts, depending on location.

With this the quiet portion of the year, it's time for repairs, renovation, etc.. There have been complicated problems with the furnace in the Clubhouse, indicated by its sporadic loss of the pilot light. After searching for a single solution, Wayne realized there were a variety of deficiencies. As I write this, we're in the process of changing gas valves, control modules, blower controls, one of the blowers, and modifying the ignition from pilot to electronic. After 22 years of faithful operation, it seemed that an upgrade was in order.

In addition, the Clubhouse shower rooms are being totally redesigned and refurbished, requiring about 6 weeks to complete. The insurance claim for the kitchen floor, damaged by the icemaker leak, has finally been settled, and the tile ordered.

So, we are keeping warm, and looking forward to spring. Be well wherever you are, and we'll see you soon.

Eva & Wayne

Equipment Changes

As has been reported previously, the fire truck and road grader have been sold, and have been removed by the new owners.

Because the Ford tractor has required extensive maintenance over the past several

years, the decision was to buy a new, 4-wheel drive tractor. It was delivered in November - just in time to start plowing snow.

In the past, the road grader was used to plow when the snow exceeded about 4 inches. The old tractor couldn't handle anything deeper than that.

The new vehicle, equipped with both front and rear blades and a front bucket, has now taken over these duties. With tire chains, it does yeoman work. There are some conditions it won't quite handle, such as moving the cement-like snow we've had at times this winter. However, it is holding up well under some very adverse conditions.

Communications

Due to the need to watch expenses and to balance the budget, we are curtailing the number of *Hummer*s that are published this year. The current target is 5, with the main thrust being in the spring and fall. This will bring most members current as we all prepare for summer, and then a wrap-up of what takes place at the Annual Meeting.

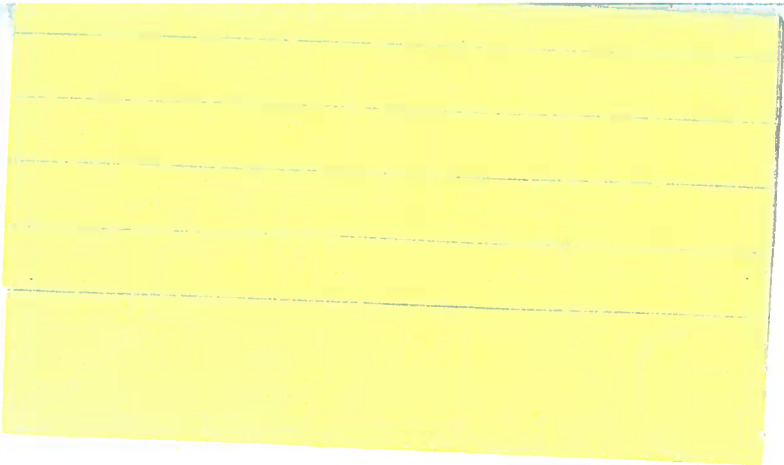
There are still many ways to communicate CORA information effectively, but it can only be done through channels that go both ways. You can continue to play golf every day, and promise yourself to write that question you have next week. Or you can write to let us know what's on your mind, like those who've expressed their concerns about the increased dues and the closing of Silverton Northern have done. This is the only way CORA can be managed so that *you're* interests are considered.

With over 500 members now, there are major differences in the opinions regarding what is best for the whole membership. Some would like a wide-open operation, with no rules and no restrictions. Others prefer the way it was when milk was a nickel (or as Dennis the Menace, remembers, "When you could ride the grocery store broncs for 25 cents").

We can't all have it the way we want; that's an impossibility when there are so many diverse elements at play. But we can let people know what we think is best, and then support decisions that must be made for the good of the whole.

If there is something you would like to see in the *Hummer*, please let me know and I'll either make every effort to have it published, or let you know what keeps it from happening.

Your input is welcome and **NEEDED**.



Campground of the Rockies
 c/o Business Control Systems
 PO Box 1826
 Englewood, CO 80110
 303-762-8829

Trust you've had
Happy Holidays
 and we'll see you this summer



***** FOR YOUR INFORMATION *****

Standing Committee Chairpersons

REAL ESTATE...Paul Pierce Andy Jackson...**FACILITIES**
SOCIAL ACTIVITIES...Marida Wheiles & Marilyn Lobb Peter Burton...**COMMUNICATIONS**

All members are encouraged to attend Management/Planning Meetings on the first Wednesday of January, March, May, July, September, and November; and Regular Board Meetings every third Wednesday of every month except December. Meetings are held at 7:00 PM in Suite #120 7400 E. Arapahoe Road Phone 303-779-5151

Board of Directors
CAMPGROUND OF THE ROCKIES
 President John Hammon
 Vice President Mike Ariza
 Treasurer Carl Neville
 Facilities George Vogler
 Social Betty Dale