

# HUMMER

Campground of the Rockies

Jan-Mar, '99

## Board and Operations are Smooth

### Prez's Corner

Happy Holidays!

We've been enjoying exceptionally beautiful weather in Colorado. Some say the credit goes to El Nino or La Nina, but I subscribe to Linda Simonson's theory - it was the purchase of the new snow plow and Don's new insulated snow suit which deterred all wintry weather from the high country.

Although one might think this is a quiet time at CORA, it's very busy behind the scenes. Don installed reflectors on the guardrails protecting those driving up to Silverton Northern. The results are amazing; my thanks to the member who suggested this last Fall. Such a simple safety step should have been taken a long time ago.

A few items for update. In November, CORA purchased the existing tax lien at the auction Park County conducts each year. The County started with 10 CORA lots listed in the *Fairplay Flume* and designated to be auctioned; with diligent work, Sherrie at Business Control Systems (through courtesy calls and letters) was able to reduce that down to one.

CORA has made the commitment to acquire these properties. The delinquent taxes and a premium (established by auction) are paid to the County. The buyer pays the taxes for the next 3 years. During this time period, the owner can redeem the property by paying back taxes plus interest and a penalty. Or the property can be forfeited to the tax lien buyer (in this case, CORA), who can then sell the lot to recoup expenses and make a profit.

Unfortunately, the day of the sale this year was not one of those wonderful unseasonably warm days I've been bragging about, but our intrepid Board member Carl Neville (kept warm by wife Ruth) braved the wind and cold and made the successful bid. I promised him a jug of hot chocolate next year.

One reason Sherrie was able to reduce the number of lots to be auctioned is that she had current addresses and phone numbers for the affected owners. It is vital that you keep us up to date for the many contacts we need to make. Everything from important financial issues to the

status of your property depends on our ability to stay in touch. Please insure that Business Control Systems has your current information at all times.

The Board continues to retain legal counsel concerning the abatement refund, and continues to move forward to resolve this issue. I'll keep you posted on progress.

In December, the assessment fee statements for 1999 were sent to all members. In order to reduce our postage expenses (which continue to rise), we authorized Business Control Systems to include your electric bill covering the period 4/98 through 9/98, and also to pre-bill the minimum electric charges from 10/98 through 3/99, when the meters will be read again.

Unless you exceed your required minimum charge, you will not be billed again until assessments are sent out for the year 2000. However, an estimated ten members who exceed their minimum amount (\$9.25 for S/N and \$13.00 for the rest) will receive an invoice from Business Control Systems to reflect the actual usage amount.

(Continued on P. 2, 'Prez Report')

### Editor's Update

For those of you have called and asked about the date of the next Hummer (this one) but didn't leave a number for me to return the call, and those who were curious but didn't call, I appreciate your patience.

I was hit by tendonitis in my arm in December which precluded my typing any more than 30-40 words at any one time. When I did type or write, it aggravated the injury to a level where even dragging and clicking a mouse was excruciating.

In January, the various treatments started to take effect, and now, in the second week of February, I'm almost back to being able to type normally. At least I'm able to crank enough to get the January issue of our newsletter finished and to the printer.

Don't think that all of the contributing writers (Terry Bahner, Phil Lobb, Linda & Don Simonson) are out of touch - their stuff was to me on time and I wasn't able to do my thing.

So on to more important matters.

## Facilities

Since September, it has been my pleasure to work with Don & Linda to help with the on-site facilities. They proposed, and the Board agreed, that volunteer workkamps be hired to help at CORA over the summer; they are in the process of interviewing for the 1999 positions.

In the spring, the sewer plant will need a few more aeration pipes replaced.

The Silverton Northern service centers and water system have now been winterized. The managers kept one center open for the hunters, thanks to the mild fall weather.

Many of us enjoyed the swimming pool over the summer; it has now been put to bed to hibernate. Concurrently, the snow-plow was mounted on the Chevy pickup, but due to the lack of snow, has seen little service.

The golf course saw a lot more use this last year, as Betty Dale, Al Madsen & George Snyder organized 2 very successful tournaments. Omer and Emma Deem continued to maintain and improve the course to make it a popular asset.

For the use of all owners, Don Olson, Stan Stewart and Paul Pierce continue to provide and maintain the lawnmowers.

Many other owners are ready volunteers when a project arises, such as fixing leaks, cleanup, mowing common areas, and the kitchen tasks during all-member events; all of this effort is important and much appreciated.

Your Board is striving to maintain the campground facilities in excellent condition for your use, and provide as many activities and options as possible for our growing community.

*Phil Lobb*

### **Prez Report (Cont.)**

I realize this was a surprise for most members, especially those who did not attend the most recent Board meeting, in October. The Board approved a 3 percent increase in the assessment fees. This 3 percent will go directly to building up the replacement fund, which is currently at an inadequate level.

Although our insurance will cover property loss, we need to take aggressive action to prepare for the replacement of aging equipment and facilities. It was decided at the October Board meeting that a small increase would be a less painful way to build this fund. Being a fairly new member, I did not realize that CORA's infrastructure is over twenty years old.

The next Board meeting is scheduled for April 17, 1999, at CORA. I encourage all members to attend. This will be followed by a futuring and planning meeting for all members who can attend, on the following weekend, at

the Clubhouse. This meeting on April 24 will be for brainstorming and general discussion of what we all see for CORA in the next 20 years. It isn't practical to hold this type of meeting in the Winter when so many cannot attend. Please mark this date on your calendar and plan to attend- we'll share ideas and coffee and cake.

On December 8, 1998, a pre-board meeting was held, with no agenda, to help the Board stay in communication between the October and April Board meetings. A second goal was to insure that critical issues were discussed and acknowledged. Minutes were taken and are available, if a member is interested.

And now to the future, with some ideas from all of us for you to consider.

The budget for 1999 includes a second telephone line. We would like CORA to utilize e-mail and develop a web-site. E-mail provides quick and easy communication. More and more people are using it to stay in touch with family and friends. And today's environment practically demands that any business be online.

The web-site would provide an alternative to (but not replace) the *Hummer*. It would be a quick, up-to-date tool for members to keep abreast of Board meetings, Current and past minutes, weather conditions, how many members have returned for the summer, social activities and important announcements and dates. No matter where you roam, you would be able to go on-line and communicate with the Board and the managers about issues that concern you. The web-site is just an idea kernel, so please give it serious thought and share your ideas with us.

I would also like to know your views on community service in towns like Fairplay, Como, Hartsel, and Alma. Should we take a more active role in these surrounding communities? I know at one time CORA members were participants in Fairplay's Burro Days - should we expand on that?

Another suggestion is to have a Spring and Fall cleanup. Members would collect trash from their lots and CORA trucks would drive through the campground to pick it up and help with proper disposal.

Will Y2K in the year 2000 affect CORA in any way? Should contingency plans be made?

I personally appreciate those members who have taken the time to call me about their concerns and suggestions for our Campground. And a special thanks to those members I have called, cornered and pummelled with my relentless questions. Until next time,

I trust you've had a successful, prosperous, and very Happy Holiday.

*Terry Bahner*

## Managers' Mail Box

It's beginning to look a lot like Christmas!

Well, we sure wish it would!!!! The only thing that lets us know it's winter is the lack of people in the Park. I don't know what kind of weather you-all have been dealing with, but the temperatures here are just splendid! No snow on the ground, sunny days, and a slight breeze in the air. The nights are cool but still nice enough to spend hours outside watching the meteor showers from a front row seat.

Thanksgiving was a wonderful time and we had plenty to be thankful for. Friends, family and the solitude of a high mountain winter (such as it has been). We had yet to be really alone here in the Park, as many of the members in Silverton Northern took advantage of the nice fall and "came 'a callin'." The hunters seemed to do well and we were able to keep Service Center A open for them through the season. They in turn were extremely considerate in keeping the facility clean and tidy. To all of you, thanks from us - you were great!!

All of the upper Service Centers were closed and winterized before Christmas, as well as the waste water facility and the mid-way pumps and pool. Just like the children's Christmas Story, we'd all settled down for a long winter's nap. Only no winter! Now we're talking about waking up one morning and being knee deep to a small giraffe in snow, but until then, we'll just enjoy some of the loveliest weather it has been our pleasure to experience.

To all of the owners, things are doing well here. We've had to chase some covers that got away in the wind, prop up antennas that the wind caught (despite the lack of cold temperatures and snow, there has been no lack of wind!), and turn off some propane left on when owners were rushing to beat the supposed bad weather that was coming, but on the whole everyone and everything is doing well. We look forward to seeing you come springtime. Until then ..... enjoy whatever you are doing and be safe. As for CORA, it is simply Paradise.

*Don & Linda Simonson*

## Editor's Note

A while back, I was re-reading some past issues of the *Hummer*. Here's a piece of last January's:

*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.*

How different a year of El Nino vs. La Nina!

## Winter Hours of Managers

The managers take their days off on Thursdays & Fridays during the period November 1 - April 30. Although they often remain at the campground during their "off time," there is no requirement for them to monitor the phones. Thus, on these days, only the answering machine will be available during this time. If it is truly necessary for you to contact them, be sure to call Don and Linda on other days or in the early evenings.

## Hummer Schedule

Your Board has seen the need for additional issues of the *Hummer* each year. The planned months of publication are:

January (currently February)		
April	May	June
July	October	

The majority of the issues will be published during the months when most folks are planning their visits to the campground. This is also the time when the Board is meeting most often. The *Hummer* will be your information source during this time regarding the direction the Board is taking and things going on at CORA that you may be interested in.

As you can see, the January issue is used as an up-date on happenings mid-way between the time when most folks stop visiting and when the influx begins again. The October issue is to primarily re-cap the annual meeting and announce plans for the slow season.

## October Board Meeting

Almost 40 members attended the October Board meeting including the Board and managers. This demonstrates that there is a lot of interest in Board activities and decisions, and that folks are willing to give input during these meetings. The Board, in Executive Session, appointed Bruce Lindel and Marge Pierce to the two positions which were still vacant.

The new computer is up and running, the accounting contract was renewed with Business Control Systems, and as you read in Phil Lobb's *Facilities* report, we're going to have some workkamps over the summer of 1999. Please don't call Business Control with requests for road or campground info - they don't have it. Call for road conditions at 303-639-1111 -- other questions go to the Managers at the Campground. Remember, however, they can't predict the weather.

