



Campground Of the Rockies Association

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HUMMER

JULY 2000

PREZ'S CORNER

It's almost the end of the summer, and for three of the seven board members it's also the end of our term. I hope you believe as I do that the last two years have been very productive for the Campground of the Rockies.

As some of you know, I like to hike around the campground with my trusty golf club (I'm getting pretty good at hitting the pinecones some distance) and talk to members who are enjoying the beautiful views of C.O.R.A. It's great to be able to see the improvements that have been made and to hear favorable comments from the Association's members.

And more important, it's reassuring to know that the next Board will continue to improve C.O.R.A. I now have a deep respect for those who serve on a C.O.R.A. board. I believe I was very fortunate during my term. The Board members I sat with at the table in the clubhouse for the preceding two years shared a common bond. We were dedicated to maintaining and improving our park's facilities. We respected each other as individuals. And we understood that personal agendas were not acceptable but teamwork was.

And it's teamwork that has enabled this board to make both simple and complex decisions that I hope will protect our park well into the future. History will be the judge on how successful we were.

At the last Board meeting in July a member wanted to remind me that I worked for him and subsequently answered to him. Well, not exactly. I am one of seven. And it's the Board who represents and looks out for the best interest of the association as a whole.

Your Board is as good as the people you, the Association, vote in. Therefore, the responsibility for this park is like a grove of Aspens. The Board may appear to stand on its own, but underneath we are all connected. The bond we share with each other provides the sustaining life that allows the Board to take a leadership role and in turn create a strong and viable association.

I believe this Board has admirably stepped up to the 1999-2000 challenges with the support of great Association members, an excellent accounting company, solid legal counsel and of course, an exceptional management team.

Thank you for supporting me. Thank you for supporting the Board. The experience was interesting, educational and enriched my life.

Terry Bahner
President - Board of Directors,
C.O.R.A.

MANAGER'S CORNER

We have had a great summer so far. Everyone seems to be enjoying themselves. The weather has been good except for a few lightening strikes that took out the water pump, the gate, a tree and a shed.

We would like to remind everyone that bear sightings have occurred this month so be careful. Bird feeders seem to be the main attraction.

A few trees on the common ground were removed due to beetle kill. We are working with the department of forestry to try to solve this problem and save our forest!

Guests are your responsibility! They must sign in and be given a current copy of the rules and regulations and abide by them!

We have noticed some vandalism here at CORA. We would encourage everyone to show the campground the same respect and attention you show your own belongings, as CORA IS YOUR CAMPGROUND!

HOPE TO SEE YOU SOON!

PAUL & DEBBIE

UPDATE ON CELLULAR STATION

At the July 15, 2000, CORA Board Meeting, the board approved the lease agreement with American Tower allowing them to proceed with final plans to construct a cellular antenna station on the side of the hill located below the Silverton Northern Campground. For reference, a white geological survey marker is located on the hill above where the site will be. This location is a good distance away from any of our campsites.

Highlights of the contract are as follows:

- \$10,000 per year rent will be paid to CORA with a 3% increase over each previous year.
- \$7,000 per year contribution to CORA's road maintenance.
- Maximum 15 year contract for a potential total income to CORA of approximately \$290,967.
- CORA will receive \$1,000 for the acceptance of the contract by the July 31, 2000 deadline.
- Monies spent on attorney's fees for the contract reviews will be reimbursed to CORA.
- Cell phone transmission and reception should be improved.

The size of the rental site is 70 by 70 feet, which will include a small building and antennas located within this dimension. The contract states that there will be no antenna over fifty feet high from the ground level. The only lights used on the facility will be those needed when service is being performed. American Tower will provide landscaping and maintenance on the site.

CORA will examine the final plans when surveys and core sampling procedures have been completed. At that time, CORA's Board of Directors can accept or reject the entire project.

American Tower has already been successful in acquiring at least two other sites along the Highway 285 corridor. American Tower's representatives have informed us that our location is ideal for their needs. If we decline their offer to lease our property, they have stated they will contact the Bureau of Land Management about erecting a tower near buffalo creek reservoir. That tower, we are informed, could be hundreds of feet high in order to reach an elevation comparable to the level of CORA's less intrusive hillside site. If this occurred, we would have a major visual intrusion without any control or financial compensation.

After six months of prolonged negotiations and careful consideration, the board has decided it is in the best interest of the majority of owners to accept this offer. A copy of the entire lease agreement can be found in the office at the campground. Any questions should be directed to the board.

CORA Board of Directors