

HUMMER

Campground of the Rockies

May, '99

DUE TO THE IMPORTANCE OF THE CHANGES IN THE DOCUMENTS THAT CONTROL THE MANAGEMENT AND OPERATIONS OF OUR CAMPGROUND, WE ARE PUTTING SOME KEY POINTS ABOUT THESE CHANGES ON PAGE 1, WITH THE CONTINUATION ON PAGE 2.

Prez's Corner

Some very important issues were presented to the Board of Directors at the April 17th meeting. This was the first campground meeting for 1999 and there were several new faces behind the table. (Ed. note - there will be interviews of several of the new Board members in the next *Hummer*).

The Amendment Committee submitted to the Board the Amended and Restated Declaration, Articles of Incorporation, and Bylaws for CORA. This committee, chaired by Bud Farnum, provided a final draft to all Board members prior to the meeting.

Legal counsel representing the Amendment Committee has pointed out to the Board that "(the Board) is required to obtain written consent from fifty-five percent (55%) of all of the Owners to the Amended and Restated Declaration to succeed in adopting this document."

This is very important to the Camp-ground and each member. Listed verbatim are some of the revisions the Amendment Committee has pointed out to the Board as significant issues to consider after the Board approves:

(start of proposed revisions)

-- The Association's documents have been brought into compliance with the Colorado Common Interest Ownership Act to the extent this Act is applicable to communities created prior to July 1, 1992. These revisions provide the Board and the Association with broader rights and protection under Colorado law. Additionally, in several instances, the Board of Directors has elected to adopt additional provisions of the Act which it believes will assist in the administration and operation of the community.

-- The Declarant's rights and voting classes have now been removed because the Declarant no longer is entitled to exercise these rights.

-- Previous amendments to the Declaration have been incorporated into one document so that the Association is operating under only one document instead of three or four.

-- The assessment provisions have been updated to comply with current standards. This does not mean your assessments will increase or will be allocated differently than they have been in the past.

-- We have provided additional flexibility with respect to the dependent campsites (now referred to as dependent units). The revisions permit the Association to plow roads in this area.

-- The use restrictions have been updated and are now more flexible. Specifically, the Board of Directors has authority to grant approval for extension cords. Fire pits or other fire facilities must be designed to meet (Park) County fire regulations. Golf carts are now permitted to be operated within the Community by licensed drivers. Motorcycles, dirt bikes, and all-terrain vehicles are prohibited.

-- The proposed amendments update and clarify your current insurance provisions.

-- The enforcement section of the Declaration has been updated to provide all owners with certain due process rights prior to the Association filing a law suit to enforce covenants.

(Continued on P. 2, Prez Report)

Prez Report (Cont.)

"In the event that the Amended and Restated Declaration is approved by fifty-five percent of the Owners, it will become binding and will be recorded in the real estate records for Park County."
(end of proposed revisions)

This is too important an issue for me to paraphrase the proposed changes. I also acknowledge each owner's right to be aware of these changes and to have adequate time to discuss the issues with Board members, the Committee, and legal counsel prior to voting for or against change.

Now to other matters and some quick highlights. Don Simonson has replaced the fire evacuation signs throughout the Silverton Northern campground. Please become familiar with the evacuation route. And all owners should consider attending the fire prevention meeting CORA will sponsor this summer with expert guest speakers. The date will be posted on all bulletin boards. Unfortunately, nice dry weather in the high country during the winter creates fire hazards during the summer. You'll be reading more on this in the *Hummer* as we approach the summer.

Also, one couple has been hired as workcampers, which was approved by the Board last October. From May to October, they will cover the Managers' day off, help with maintenance, and provide phone and gate coverage.

I look forward to seeing you at the next Board meeting (May 15 at 1 PM). Remember, from now until October, all Board meetings will be held on the 3rd Saturday of the month, in the Clubhouse. I will continue to ask all Board members to be present 30 minutes before the start of each meeting to discuss issues with owners. And don't forget the informal planning meeting, get together, and just meet each other now scheduled in June. Coffee and goodies will be served. Watch for the specific date.

I plan to be relaxing at CORA for a day or two prior to several of the Board meetings. So please stop in. I'm located right behind Service Center C in Silverton Northern. And I'm always ready to share my view of Buffalo Peaks.

Terry Bahner

Meetings

The schedule for Board meetings, as you read in Terry's column, is:

May 15

June 19

July 17

August 21

September 18

The Annual Meeting and election is scheduled for Saturday, September 4, this year. This is a change from the past, when the meeting was held on Labor Day.

Editorial

You will receive your voting proxy and election information well before the Annual Meeting so as to have adequate time to study all of the issues, including those outlined for the Amended and Restated Declaration, Articles of Incorporation and Bylaws. You will also vote for new Board members at that time.

This is an exciting time at CORA. We have the opportunity to update our guiding documents, so that our Board has the best possible guidance it can obtain.

It is our responsibility, as owners and members, to insure that Board-member-time is not wasted by having to struggle through antiquated documents that are no longer aligned with our current situation.

At times, the changes will support individual members from being trampled by the system. We, as members, are not permitted in this voting for potential change to exercise a line item veto. In other words, we are not able to vote 'for' one change, and 'against' another.

There is a natural tendency, when a voter does not like a specific item, for that individual to say 'no' to everything. You might want to consider the current documents to be similar to hobbles on a race horse - they keep the horse from doing what he wants to do, and can do best - run fast. Outdated controlling documents do the same to your Board members - they cannot operate efficiently and effectively.

This is not a plea to necessarily vote 'for' these changes; it is a request that you exercise your right and vote knowledgeably.

Managers' Mail Box

Winter, what there was of it, seems to be over. Those of you who may be coming to CORA should be aware that although the days are warm and sunny, the nights are still cold - often well below freezing.

Winter prior to April wasn't very snowy or cold. The lowest temperature was 27 below 0, and there were only two nights of that. We only had 29 nights below 0, and 3 days when it didn't warm to above freezing.

Total snow, so far, has been 56 inches, with the greatest accumulation = 8 inches. The road to Silverton Northern was open every day - never impassable. In spite of the mild winter, the wind did blow and blow & blow + blow and is still blowing.

Of course, April is one of the the 3 most prolific months for snow, and number 3 for total precipitation - we'll only know at the end of the month what that means for CORA and South Park. Right now, we're dry, and have our fingers crossed for more snow/rain, so as to reduce the threat of the severe fire season. Therefore, a caution - if you visit in the near future, please be very careful with fire and propane use.

If and when you find yourself passing some time in the Clubhouse or laundry room, you can be entertained with new magazines donated by Reggie and Bill Partzel of SN 237/238. Thanks!!

We'd like to thank Phil and Marilyn Lobb for being so considerate by cutting their winter activities short, so as to fill in for us when we took our vacation in Benbrook, TX, by way of Taos and Santa Fe. Thanks, Thanks, Thanks!!

A special thanks, also, to all of the owners who came to CORA during the winter. They were all, to the last person, wonderful about being flexible with our maintenance schedule in the restrooms. We had the Clubhouse restrooms closed to install exhaust fans and new wallboard. The C & S service was closed to redo some wallboard, grout of the showers and a bleach cleaning of the floor grout. Again, thanks for being so considerate.

Last, but not least, we wish to thank all the members of CORA for one of the greatest winters we've spent. This area was great as we met so many good people

in Fairplay, Buena Vista, and Salida. With church activities and winter projects on the property we found no boredom in our vocabulary. Your all wonderful - thanks!

We have hired a couple to help is over the summer - they're workampers. They will arrive on May 1st and stay through October. We're preparing a site for them in Silverton Northern, by Service Center A. Stop by to introduce yourself when you have a moment.

Again, this is a great place - thank you all for being so nice.

Don & Linda Simonson

Summer Schedules

Feor starters, the managers will continue their days off on Thursdays, and have time for church on Sunday. Thus, the office will be closed until noon on Sundays.

The workampers will be off on Tuesday and Wednesday each week (Ed. note - look forward to an interview of these delightful folks in the next *Hummer*).

Grill night will be on Friday, and will be straight grilling until we settle into the schedule. Then we'll start to get fancy.

And finally, for **May**
5/15 -- Board Meeting @ CORA - 1 PM
5/22 -- Highway Cleanup
5/29 -- Board serves **Breakfast!!!** Y'all come

Hummer Schedule

Your Board has seen the need for additional issues of the *Hummer* this year. This may change, but the planned months of publication for the remainder of the year are:

May	June	July
August	November	

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 have probably noticed, Terry Bahner, our CORA Board President, has undertaken a major communication effort to keep you, the members, as informed as possible. Look for Terry's communique under her banner - *Prez's Corner* - on page 2.

Finally, if you have something you'd like to share with the rest of the members, submit it to the *Hummer* for consideration. If it fits, read it in print.

