



Campground Of the Rockies Association

P.O. BOX 1826 - ENGLEWOOD, COLORADO 80150 - PHONE (303) 762-8829

HUMMER

NOVEMBER 2001

PREZ'S CORNER

Hello CORA,

There was approximately 2 inches of snow on my lawn here in Littleton, this morning. That probably brings smiles to the faces of all you "Summer Colorado" folks! I would suspect that the weather is nice and warm in all of the southern locations and you are thoroughly enjoying it. You might say that CORA is in the fall/winter transition period. The regular summer crowd has departed, the hunting is just about finished and winter is upon us. CORA has dropped from a busy and active operation to a quiet and peaceful wintertime paradise. Those of us who get to spend a few days at CORA in the winter, find it very relaxing.

Thanks to all of the Members who have returned their Park County Zoning Variance forms. We have had an excellent response; however, there are still a few members that have not sent in their forms. Those few members will receive another "Blue Variances Consent Form" with this mailing. Please complete the form, sign it and **MAIL IT TODAY!** (If you did not receive a form with this mailing, we have yours on file. THANKS!) We will be submitting the package to Park County as soon as we hear from the rest of the members.

There is nothing new on the Cellular Tower. The company has not started construction nor have they informed us as to when that may occur. The way I understand it, they don't have enough phone company contracts to make it cost effective yet.

The board members are keeping a little busy this winter and working on a few action items. The items include drafting new policies for the use of shop equipment and the use of lawn mowers, tractors and dump truck. Hopefully, these will be approved during the first meeting in the spring and available for use next summer. Also, we are in the process of forming a committee to draft up short and long range plans for CORA. These plans will be used to forecast future expenditures on replacement of facilities/equipment.

The board has had two Executive meetings this fall to discuss the investment of the CORA Replacement Funds. During these meetings we received proposals and suggestions from a number of Financial Intuitions. After much discussion during an Executive meeting in October, the board decided to move the funds from Guarantee Bank and place them in an account at Morgan Stanley. Approximately 20%-30% of the funds will be maintained in a Liquid Money Market fund, which makes them readily available for any emergency. The remainder of the funds will be invested in Bank CDs with the maturity dates staggered so that some funds become available every six months with the longest maturity dates at 36 months. Morgan Stanley can purchase CDs from many different banks and we can get the best available rate offered at the time. These CDs are backed by the Banks and are FDIC insured. Thus, in addition to the funds in the Money Market, we can have funds available at 6 month intervals. If we have an emergency that

requires more funds than are readily available, we can take out a short-term loan against the CDs or sell the CDs early for a fee. We felt it necessary to move the funds because Guarantee Bank was investing them in a Money Market account at low interest and charging us a monthly fee just to manage the account. Now we still have emergency liquidity with the Money Market account at the same/or better interest rate and making a little better return with the rest of the money in CDs with no monthly management fees. If and when interest rates start going back up, we will convert the CDs as they mature to CDs with better interest rates.

We are still working on the technical process of sending the Hummer by E-mail. About 40% of you responded with E-mail addresses. Hopefully, we can work out the kinks and run a test after the first of the year.

Peggy and I pray that each of you have a safe and Happy Thanksgiving. In addition, we wish you a very Merry Christmas and Safe and Prosperous New Year. We look forward to seeing you next year!

Thanks,
JJ

PS: We are already looking forward to SPRING!!!!!!

MANAGER'S CORNER

We have been busy with general maintenance items and getting ready for winter. Winter has only come by way of night time temperatures – 30's or less! The days have been very nice with temperatures in the 50's usually. We would like to wish every one a very Happy Holiday Season and a great New Year! Hope to see you soon!

Debbie & Paul Gentry

**IF YOU RECEIVED A BLUE FORM WITH THIS MAILING PLEASE
RETURN IT ASAP!!**

(IF YOU DID NOT GET ONE - WE HAVE RECEIVED YOURS!)

THANK YOU FOR YOUR HELP!