

News of the Board

New Board

The election of Guy Hubbell to the Board of Directors at the Annual Meeting (see separate story), with the 3 incumbent Members, the Board consisted of slightly more than half of the desired 7 members. As a result, post cards were sent to all members to elicit additional interest in joining the Board.

The response was magnificent. John Hammon, newly-elected President of the Board, said, "This is impressive. I really appreciate the efforts of these six members who offered to help pick up the slack."

The Board consists of a maximum of 7 members. Most Boards prefer to function with the maximum number. This spreads the work load, and provides for more opinions and input on any given subject facing the Board.

The six members who volunteered are, in alphabetical order:

- ⇒ Mike Ariza (SN105 &106), past Board Secretary with interest in serving again;
- ⇒ Howard Campbell (DSP67), owned his own business;
- ⇒ Ernest 'Gene' Hurley (DSP5), transportation industry;
- ⇒ Carl Neville (DSP36), long-time member;
- ⇒ Lawrence Perry (DSP6), experienced with another community's architectural control committee; and
- ⇒ George Vogler (??), Certified Public Accountant.

The Board members present at the meeting reviewed each volunteer's background and heard their reasons for wanting to join the Board. After

considering the specific challenges CORA faces at this time, they appointed Mike Ariza, Carl Neville, and George Vogler to the three vacant positions.

The other three volunteers were congratulated on their qualifications and willingness to be involved, and asked to become involved in one of the several committees currently in place and being formed (see separate story).

Thanks

We wish to say thanks to outgoing Board Members Barbara Schriener, Past President, and Jack Knight, Past Treasurer.

You done good, guys.

Seriously, a lot was accomplished over the last year. Many of us believe we have a great team, and that it's only getting better.

Some major projects were completed, and much is in place for the new Board to move forward with. The grader has been sold and the funds used to buy a new tractor. The 4-wheel drive(!!) addition will be used to plow and grade roads, and has a bucket as well.

The fire truck has also been sold - through the Internet. The 'Net is not how it was delivered, but now it's gone.

And the pool complex, with the new cover, has become a much-enjoyed addition and asset to many of the members. From one who has contact with lots of folks living full-time in South Park, many of them are very envious.

Committee Volunteers Needed

The turn of the millennium is a very important date for CORA. The end of 1999 is the deadline for changing the CORA Declaration of Covenants.

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Annual Meeting

The minutes for the 1997 Annual Meeting have been OK'd by the Board. Although they must be approved by the membership at the 1998 Annual Meeting, the Board's stamp of approval is a major step in this process. Anyone wanting a personal copy can contact ACT to get them mailed now.

Electric Bills

Many members have asked how our electric costs are calculated and billed. Here is the process:

1. Twice a year, around the first of April and October, IREA, our electric utility, reads the usage from each electric loop's master meter.
2. When the Managers know the loop masters have been read, they read each individual lot meter for RGS, C&S, and DSP&P. The Silverton Northern lots are not individually metered.
3. A specific Campground may have one or more loops. Each lot is identified with one of these loops. When the readings are received @ ACT from both IREA and the Managers, the loop readings are matched with their individual lot readings. Each lot's percentage of total loop usage is calculated, and this becomes the amount billed for that lot.
4. The lots in SN equally share their percentage of usage, regardless of actual usage. Thus, a lot which is not used at all during the 6-month billing period will share the cost of a lot being used extensively.
5. Normally, the reading-to-mailing process takes about 10 days. Thus, members receive their electric bills by approximately the 15th of April and October. Payment is due upon receipt.

When you get that bill, realize it is due and owing to IREA, and that neither CORA nor the utility can finance your obligation.

Complaint Process

While we're talking about some of the management processes that are used at CORA, let's discuss complaints.

The Board does not file a complaint as a group, but an individual Board member may file, in the same way you, as an individual member, can. This is because the Board is the final arbiter when any complaint is filed.

Let's take an example. Jonesy, owner of Lot 824, is sick and tired of Smitty, owner of Lot 825, not mowing the tall weeds on his lot. Jonesy decides to file a complaint.

1. Jonesy gets a complaint form from the Eva, and fills in the information needed. He then returns it to her, and she forwards the form to ACT.
2. The complaint is put on the agenda of the next Board meeting, when an investigation is authorized. This verification of the facts is done by Wayne a/o Eva.
3. The results of the investigation are forwarded to ACT for the next Board meeting. If the Board decides the complaint has merit, ACT will send the complaint to Smitty, to be resolved by a specific date.
4. Smitty has two options: resolve the complaint by mowing his lot, or have a hearing with the Board. This hearing may either be oral or written, by Smitty's choice.

5. If Smitty decides to mow the lot, this will be verified by the Managers, and the Board so informed.

6. If Smitty opts for a hearing, he may convince the Board as to why the lot shouldn't be mowed (that weed is really an endangered and protected species??), or may be told to mow (or have someone else mow) the lot, and may be fined.

Each of us has our own lifestyle. Some like the tall grass and flowering plants, others like a neatly trimmed lawn, with ornamental objects 'strategically' placed. When we bought our property, we knew of the Covenants. They are needed to keep social order at CORA. Abiding by them will reduce conflict.

Committee Volunteers (Cont. from P.1)

With some exceptions, these can be massively altered. Some changes have already been considered, with others making up an extensive list.

A committee is being formed by the Board, with Bud Farnum as Chair. As much representation from the membership as possible is being sought, to get broad input and consensus to the contemplated changes.

If you can't attend committee meetings, keep your brain-scanner operating to discover any changes needed, and make suggestions. All who are interested in joining the committee, or need phone numbers to make suggestions, should contact Edytha or Debi at ACT to find out how to get involved. The phone number is 303-779-5151.

For those who haven't seen it:

Backbones Needed

The body of every organization has four kinds of bones. There are the 'wishbones,' who spend all their time wishing someone else would do all the work. There are the 'jawbones,' who do all the talking, but very little else. There are the 'knucklebones,' who knock everything that anybody else tries to do. *Finally, there are the 'backbones,' who get under the load and do all the work.*

Real Estate

At the Annual Meeting, Paul Pierce, Chair of the Real Estate Committee, reported on the current status of CORA-owned lots. The Committee's goal was to sell 20 lots, and sold only 11.

The lots sold represent total sales of \$93,535, which is an increase over the amount received in 1996. However, as the number of lots owned by CORA decreases, it is logical that the CORA lots sold annually will decrease also. There are more privately-owned lots on the market, and the CORA lots have been picked over by previous buyers.

There are 25 unsold CORA lots in Silverton Northern, and only 3 in DSP. At current

levels, the approximate annual cost to CORA is an outlay of \$4480 in taxes, and a loss of \$7872 for dues not paid by owners, for a total of \$12,352.

Is this truly a loss to CORA? Or is there a balance here that the Board and Real Estate Committee are considering in pricing the lots and negotiating selling prices and terms?

There are 2 sides to the equation. The more the number of lots owned by CORA decreases, the greater the impact privately-owned lots will have on market value. According to the Park County Assessor, the value of real estate on the 285 corridor between Fairplay and Trout Creek Pass increased by 35% over the last year.

The \$12,000 is obviously offset by a potential increase in value of these lots across time. As privately-owned lots start to drive the market, all lots will increase in value. The current market value of these lots is about \$208,000. Currently, taxes and dues equal just a bit under 6% of the market value of these lots. That's 6% vs. 35%, should the current trend continue.

However, the 8% interest that CORA receives when a sale is financed through the Association somewhat offsets this obvious imbalance.

Also, do CORA volunteers want to be involved in real estate sales, rather than other activities? The Board and the Real Estate Committee have a decision to make regarding this matter, but let's not second guess any decisions. It's easy to call plays after a game is over, and this play is not cut-and-dried.

Calendar of CORA Events & Meetings

Oct 1	Initial budget meeting was held
15	Board meeting @ ACT - 7 PM
Nov 5	Budget meeting
13	Hummer information due
19	Board Meeting @ ACT - finalize budget
Dec 10	Mail newsletter and 1998 dues statements

No MEETINGS in December -

Happy Holidays

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Campground of the Rockies Association
PO Box 4318
Englewood, CO 80155-4318
Campground Phone: 719-836-2533

Have a wonderful Autumn & a Happy Thanksgiving!

***** 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
Secretary Carl Neville
Treasurer George Vogler
Facilities Andy Jackson
Social Betty Dale
Member-at-Large Guy Hubbell, Jr.