

CAMPGROUND OF THE ROCKIES

BOARD MEETING MINUTES

JUNE 9, 2018

10:00 A.M.

BOARD MEMBERS IN ATTENDANCE:

Kay Greenlee, John Ludivig, Kristie Divinski, Joyce Derby, Brandon Walker, Linda Childs,

ABSENT: Randy Winterboer

Caretakers - Jane and Tom Tingle (absent due to scheduled vacation)

A. PLEDGE OF ALLEGIANCE

B. CALL TO ORDER

C. BOARD MEMBERS INTRODUCTION

D. OPEN MEMBER FORUM

If a member in good standing would like to make a statement they should pre-register before the meeting starts. Each member will be allowed 3 minutes.

- a. Paul and Gail Nastaszewski CS11– When we get internet in CS area? John – further research is in process to improve internet service with South Park phone service.
- a. Marge Pierce DSP16 – questioned cost of chairs and durability – Brandon – provided information concerning cost. Kay said cost was \$2200. Brandon provided information regarding durability and construction.
- b. Marge Pierce DSP16 - Need to replace old hard-to-read signs at tennis courts explaining no wheel vehicles
MASA – helicopter service for medical needs. Asking board for MASA to present services to community. Kay – social community will need to offer the presentation to community.
- c. Paul Pierce DSP16– Metal pile – contacted a gentleman from Pueblo CO to pick up metal materials and electronics. DO NOT take old campers etc. – Paul will contact Art and he will remove large trailers etc. However, owner removing trailer will need to provide title. Art will be here June 17th
- d. Loren Eckhardt CS47 Trail Boss – permission to ride my Coleman trail bike on trail. He would like to provide a new trail head and main trail. Asking the Board if they would purchase a new chain saw to maintain trail. Asking CORA to sponsor the trail and caps (approximate cost of \$500.00). Suggesting that CORA design a flag of their own. There will be a need to install a flag pole and cost of flag. Flag would be hung
- e. Marlene Jones SN293 – Broken covenants – suggested that the Board allow the state of Colorado handle the decisions of the covenants. Explained to take the pressure off from the Board, she suggests that we ask CCIOA make the ruling and suggesting changes of the broken bylaws and covenants so that CORA Board will be free of criticism from the community members.

E. MINUTES OF MAY 3, 2018

- a. Kay Greenlee SN186 motioned to approve minutes as amended and Brandon seconded

F. TREASURER'S REPORT

- a. Linda Childs SN168 – Please refer to posted CORA Balance Sheet Previous Year comparison as of June 1, 2018.
- b. Kay Greenlee SN186 – Edward Jones investment – encourage those community members in good standing please volunteer to be a part of the finance committee.

G. COLLECTIONS REPORT

Joyce Derby SN091 - \$17,000 that was owed to CORA in January and now down to \$7,000.00 in collections. Joyce explained the collections process. The explanation of the 30-day steps/process and the additional cost/fees will be posted on the CORA website to inform all community members.

H. FACILITIES REPORT

John Ludvig SN196/197

Clubhouse painting and uplift. (see attached expense breakdown)

Pool: Turnbuckles cleaned, screens repaired and replaced, new hardware on doors, robot pool vacuum purchased, pool reel cover purchased.

Cameras: Temporary cameras installed in office, pool, clubhouse, and propane area.

Service Centers: All cleaned and ready for new summer season, light switch sensors installed in all, all bulletin boards updated, new signs posted throughout.

Roads: Remainder of road base applied, all roads now complete, mag chloride also applied throughout.

New computer purchased for office. New configuration of office to better serve owners.

Fire inspection done by Cintas, all fire extinguishers have been hung, looking at replacing about 6 next year.

Sewer: Issues have included pool restrooms, electrical panel was fixed for sewer system, took out and reinstalled sump pump in sewer system.

Workcampers secured for new season.

Steps to clubhouse built, now both sides new and safe.

New water heater installed in caretaker's house.

In addition, daily duties fulfilled to maintain CORA. A huge Thank You to Tom and Jane Tingle, our new caretakers, for all jobs well done. They are an asset to CORA.

Water: Shutdown last fall and startup this spring was successfully accomplished. This is a major process to ensure safe water for all owners. State water inspection was done, the rules and regulations for this are becoming stricter. Thank you to Tim Zingler, our "water man" that serves CORA endlessly. We passed the inspection with flying colors.

WIFI – needs to be updated and further research and consideration of additional cost

Gate- if there is an electronic card all owners would be issued 2 cards there would be a \$500.00 replacement fee.

Marge Pierce DSP16– Suggested someone sitting at the gate marking owners and registered guest into community.

Paul Pierce DSP16– Suggested that a good start with controlling the gate would be to frequently change the code.

Kay Greenlee SN186 – suggested gate code change be included in the July mailing.

Marlene Jones SN293 – mentioned to give community members a perspective of burn pile – During the most recent burn pile dig out - 33,000 lbs. of debris was removed from the pile and this costs community members.

Entrance into CORA has become a very serious problem and possible problem with theft issues in the community. Board will investigate gate options to present to community.

I. COMMITTEE REPORTS

a. TECHNOLOGY – No Report

b. SOCIAL COMMITTEE – 24 people that participated in the highway clean up.

Pot Luck tonight at 6:00pm – grills will be turned on at 5:30pm

Social Committee calendars located in the Foyer of the Clubhouse.

J. CORRESPONDENCE

Kay Greenlee SN186– All correspondence has been companies wanting to help market our website.

K. OLD BUSINESS

a. RULES AND REGULATIONS

Linda Childs SN168– Introduced the changes to attending community members. Following suggestions and concerns to rules and regulations from attending CORA members:

Betty Vaughn DSP53&54– Permit includes call this number.

Frank Salvador SN289/290– Concerned with number of sheds on property. John explained that it would be best if Frank would complete a compliant form.

Marlene Jones SN293 – Note no use of CORA water.

Sue - No weekend reservation of clubhouse. Board explained that she can bring family in to use clubhouse during weekend and use. Kay suggested checking calendar prior to using the clubhouse on the weekend.

Marlene Jones SN293 – Use of the word of “any” and “all” concerning transportation

Don – All modes of transportation should be used only by a licensed driver.

Doug Vaughn DSP53&54– Change “any”– the mode of transportation used by a licensed driver.

Frank Salvador SN289/290– Who do we tell if we see a violation of the rules – Linda – explained that a complaint would need to be filed by the community member.

Brandon Walker DSP081 – CORA’s public roads should follow the law and motorized vehicles should only be operated by licensed drivers.

Mark Wiseman SN065 – Concerned with carry and concealed weapons – what if a person felt threatened by an animal/bear and shot the animal? John – explained that there is a great possibility of county fine.

John Ludivig SN196/197– Explained that Park County ruling concerning the 6-month rule/permit resident rule.

Carol Clark DSP100– Questioning that the covenants use to state NO renting and explanation of permanent residency in CORA. Kay – noted the dialogue in the August 2016 Homeowners Association Documents – 6.1.3 Use and occupancy of Lots shall not be for a permanent residence, except within zoning allowed for that use and with the written approval of the Association

Betty Vaughn DSP53&54 – Concerned with whom is taking care of the sewer problems. John Ludvig SN196/197 – explained that we are going to keep it up and running hopefully through the season and take care of problem during the fall. Betty and Doug stated a concern with the upper sewer that there is vapor backed up gas smell. John – will check out the situation and see if more maintenance is needed.

L. NEW BUSINESS

a. ANNUAL MEETING

i. MAILING – Joyce updated July mailing and proxy voting procedures. Candidate Forum - August 11 – Meet and greet new candidates running for the board.

ii. 3 BOARD OPENINGS

iii. CANDIDATE FORUM

Joyce Derby SN091- August 11 – Meet and greet new candidates running for the board.

b. CELL TOWER UPDATE

Brandon Walker DSP081– explained the income increase of cell tower lease. CORA receives a 10% increase every five years.

c. FINANCE COMMITTEE – FIRST MEETING JUNE 14th @ 10 A.M. IN CLUBHOUSE

d. COVENANT COMMITTEE

Wednesday, June 13th 8:30am

e. BUDGET COMMITTEE

Kay Greenlee SN186 – suggested to wait and let more members sign up – meeting will be scheduled sometime mid-July.

New Business

- June 17th – Large trash pick-up – community members dumping items are encouraged to provide a donation fee that matches what they are dumping. Board will create an item suggestion list.
- Loren Eckhardt CS47– Board approved using Coleman bike on trail – he will put trail maintenance on the back of his bike.
- Loren Eckhardt CS47 - John asked that Loren mark the trail and John will come in and cut timber.
- Marsha Ludvig SN196/197 – Noted that a chain saw will give off sparks and with the fire restrictions - not a good idea to cut. Board suggest only mark trail at this point.
- Loren Eckhardt CS47– Board discussed the actual use of trail from community members and concerned with the level of expected Board financial commitment.

Linda Childs SN168 – suggested a need for complete trail master plan and steps to present to community. Board requested a complete trail plan.

- Mark Wiseman SN065- How many people in the community are interested in CORA committing financially to investing in trail?
- Loren Eckhardt CS47– Board decided not support cost of trail Caps.

Brandon Walker DSP081 motioned to adjourn the meeting and Linda Childs SN168 seconded

Board Members' Signatures - Minutes Approved Date

7/17/18

L. Kay Greenlee President
Spencer Newberry

SIGN-IN SHEET FOR MEMBER OPEN FORUM
THREE MINUTES ALLOTTED FOR EACH MEMBER

[illegible]