

CAMPGROUND OF THE ROCKIES

BOARD MEETING MINUTES

JULY 14, 2018

10:00 A.M.

BOARD MEMBERS IN ATTENDANCE:

Kay Greenlee, John Ludivig, Joyce Derby, Brandon Walker, Linda Childs, Randy Winterboer

Caretakers: Jane and Tom Tingle

Conference Call: Kristie Divinski

- 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 have to pre-register before the meeting starts. Each member will be allowed a maximum of 3 minutes.)

- a. Kay Greenlee – On behalf of CORA, Thank you to Tingles and John Ludivig for all they did during the forest fire.
 - i. Linda Childs – What does it take to add them to “Dedicated Service” plaque in clubhouse?
- b. Sue Shaw, DSP 73
 - i. Said Tingles did a wonderful job and did everything text book based off of her previous work with FEMA and disaster services.
 - ii. Need some sort of notification system throughout CORA to reduce needing to knock on doors
 - iii. Expected Board of Directors to support Tingles and have a more active role on CORA Folks during forest fire
 - 1. Brandon Walker – Commented that Tingles are employed to interface with CORA owners in times like the forest fire
- c. Carol Abbott, CS ?
 - i. Gave a shout out to the forest service and the Tingles
 - ii. CORA Folks needs to have a special means of filtering notifications from care takers or board
 - 1. John Ludivig – We are creating an email blast to get information out, separate from CORA Folks
 - 2. Linda Childs - Addressed question about using the webpage to send out an email blast
 - 3. Marge Pierce – Suggested to add a request for owners to provide an email for notification in the next mailing
 - a. Meeting Attendee - What about those who don't have email

- ii. Contacted a company
 - iii. Meeting Attendee - Suggested to contact power company
 - b. John Ludivig – Motioned to approve Treasurer’s Report
 - c. Kay Greenlee - Seconded
- G. COLLECTIONS REPORT - Joyce Derby
 - a. We are almost to the end of the collections
 - b. Collected over \$17K from back collections
- H. FACILITIES REPORT - John Ludivig
 - a. Thank you to camp workers for help in June
 - b. Sewer Repairs
 - i. There was a malfunction at the sewer plant which was fixed – panel and blower motor to be replaced
 - ii. Blue boy tank covers in the sewer pipe backed up line – repairs cost \$1700
 - iii. Pool bathroom drains back up
 - 1. Cameras show pipes are falling apart/collapsing
 - 2. Sewer pipes have settled to low under driveway
 - 3. Hopefully get through summer and then need to fix (major)
 - c. General maintenance/repairs
 - i. Painted clubhouse, fixed decks, fixed vending machine at service center A on top
 - d. Corral Repair – Roof was blown off from wind burst in June – repairs are in progress
 - e. Loren Eckhardt is going to buy/install flag pole at top of Trail 47
 - f. Propane Contract is expiring (*new business*)
 - i. Contract with AmeriGas expires 1Aug - AmeriGas increase from \$1.66 to \$1.76/gal
 - ii. Contacted Farrell Gas – bid of \$1.55/gal (~\$300 saving per month) (\$1.55 first year, second year up to 8% increase)
 - 1. Will replace tanks for free, \$25/year rent tank (AmeriGas \$80/year)
 - iii. If we change, AmeriGas will come get old tanks
 - iv. Meeting Attendee - What happens to remaining gas in tank?
 - 1. John Ludivig - Believe Farrell Gas will transfer
 - g. Gate Code (*new business*)
 - i. It’s been a long time since it was changed, need to change to help prevent theft, etc
 - ii. \$200 to change gate code. John Ludivig believes we can change it ourselves
 - iii. Requested a quote on a card entry system (~\$5000), proposed each lot would get 2 cards
 - 1. Meeting Attendee - What is cost if we don’t maintain the software which would come with new system?
 - 2. Meeting Attendee – What about first responders?
 - 3. Meeting Attendee – Would new system track lot owners coming in
 - 4. Meeting Attendee - Could cards be used for entry in to facilities

- a. John Ludivig – Haven't looked into that, could be discussed later
 - 5. Meeting Attendee – Will cards really prevent theft and vandalism?
 - iv. Joyce Derby – Asked if would provide new code in upcoming mailing?
 - 1. John Ludivig - Yes. New code effective maybe 1Sep
 - v. Meeting Attendee – Requested change code more frequent
- h. Park County Rules (*new business*) –
- i. 2017 PC Changed Rules
 - 1. All lots need equipment to be 50ft from CORA property line – Rule was objected to, went to court now 26ft (?)
 - 2. 2 Shed to 1 shed – shed must be 5 ft. from property line
 - a. Existing sheds are grandfathered in
 - ii. Six month occupancy rule – Owners can only occupy lot at CORA 6 months out of any 12 months
 - 1. No one is counting
 - a. PC doesn't know how to inforce rule – PC basically said "We don't know."
 - iii. Meeting Attendee – Stated they believe PC RV Park rules are due to squatters near Hartsel
- i. Propane devices are now allowed (*new business*) – Allowance lines up with Park County fire burn regulations
- i. Have to have a fire extinguisher next to all fire sources
 - ii. 5 gallons of water next to all non-propane fires

I. COMMITTEE REPORTS

- a. TECHNOLOGY – John Rupprecht (assisted by John Robinson)
 - i. John Rupprecht will be leaving CORA
 - ii. WIFI – issues
 - 1. This morning 24hr usage – 28 GB, last 2 hrs. 4 GB
 - 2. Original system was put in to handle email, banking, small stuff
 - 3. 6 gateways - 1x10 MB 5x5 MB
 - 4. CORA Net has reached max
 - 5. Observed 300+ users all at once – once go over 200 users, system starts crashing
 - 6. Looking at alternatives
 - 7. Throttled back in Spring to standard definition speed
 - 8. 19 users during fire evacuation when no one was here
 - iii. WIFI possible future solution
 - 1. Individuals can get their own, has talked to companies, systems, etc.
 - 2. Contacted Dave Shippy about 100MB line – could handle lower CORA, but would have a hard time serving canyon and top
- iv. CORA Folks
 - 1. Read out loud the Notice on front page

2. 283 registered users
 3. Talked about usage and that it seemed to work well during the forest fire
 4. Noted good that it is independent of the board or CORA leaders
 5. Linda Childs - Asked about the future of CORA Folks – would like to find an owner/member to maintain CORA Folks after John leaves
- b. SOCIAL COMMITTEE – No Report
- i. Marge Pierce
 1. MASA MTS (Medical Transport Solutions) will be on site for questions 9Aug @ 11:00
 2. Suggested CORA name tags for owners
 - ii. Meeting Attendee – Asked about fire fighter donations
 1. John Ludivig – Was told to donate to local fire fighters
 - iii. Meeting Attendee - Thank you to Jay Talley for doing the Thank You banners
- c. FINANCE COMMITTEE –
- i. To meet after budget committee concludes - was interrupted by forest fire
 - ii. Considering possible committee name change
- d. BUDGET COMMITTEE – Joyce Derby
- i. Met Thursday, 12Jul
 - ii. Next meeting Monday, 16Jul
- e. COVENANTS COMMITTEE – Doug Vaughn
- i. Committee met in June
 - ii. Recommend no change to covenants
 1. Minor changes aren't worth the money to change covenants
 - iii. Linda Childs – motioned to align Rules and Regs with covenants in regards to ATV usage within CORA
 1. Randy Winterboer - disagreed – Thinks all owners need to be present for vote
 2. Kay Greenlee – Stated Rules and Regs are voted on by the board not the owners
 3. Meeting Attendee – Wasn't ATV questionnaire just a questionnaire not a vote?
 - a. John Ludivig – Stated questionnaire was not a vote and the addition of ATVs to the Rules and Regs was done incorrectly
 4. Meeting Attendee – Covenants say no ATVs
 5. Kay Greenlee – Mentioned that we should be more descriptive about licenses if we rescind the Rules and Regs
 6. Meeting Attendee – UTVs can be licensed through the state of CO
 7. Meeting Attendee – Everything driven on CORA should be licensed through the state

8. Meeting Attendee (Marsha Ludivig) - proper should be that we rescind Rules and Regs and then owners should vote to change covenants if needed
 9. Meeting Attendee (Carol) - Many people will be upset
 10. Meeting Attendee (Marlene) – There are very large legal issues if we break our covenants, thus the Rules and Regs need to align with the covenants
- iv. Doug Vaughn - Read ATV portion of Covenants
 - v. John Ludivig –We should rescind Rules and Regs and then change covenants if needed
 - vi. Brandon Walker
 1. Why does CORA need to change the covenants/Rules and Regs to deal with an issue that the state of CO already has laws addressing ATVs
 2. Mentioned scenario where CORA could be sued if someone is ran over or injured by an unlicensed vehicle if allowed in covenants/Rules and Regs.
 - vii. Mark Wiseman – Rescind Rules and Regs
 - viii. Mark Scofield – Rescind Rules and Regs, they are in conflict with covenants
 - ix. Linda Childs - Motioned to rescind the Rules and Regs
 - x. Brandon - Seconded
 - xi. Kay Greenlee – discussion – add verbiage for license definitions to new Rules and Regs
 - xii. Meeting Attendee – Requested larger consequence for breaking covenants/Rules and Regs
 - xiii. Doug Vaughn – Read from covenants who enforces the covenants/Rules and Regs
 - xiv. Vote for Rescinding Rules and Regs:
 1. John Ludivig – Yes
 2. Linda Childs – Yes
 3. Kay Greenlee – Yes
 4. Brandon Walker – Yes
 5. Randy Winterboer – Yes
 6. Joyce Derby – Yes
 - xv. Rules and Regs were rescinded immediately

J. CORRESPONDENCE – Kay Greenlee

- a. Notification that Board email will end

K. OLD BUSINESS

- a. RULES AND REGULATIONS UPDATE – Covered above in Covenants Committee Report
- b. ANNUAL MEETING – Not directly covered
 - i. MAILING – Indirectly covered above in Budget Committee Report
 - ii. 3 BOARD OPENINGS – Covered in New Business
 - iii. CANDIDATE FORUM – Not directly covered

- c. FINANCE COMMITTEE UPDATE AND REQUEST FOR NAME CHANGE – Covered above in Finance Committee Report
- d. COVENANT COMMITTEE – Covered above in Covenant Committee Report
- e. BUDGET COMMITTEE – Covered above in Budget Committee Report
- f. TRAIL UPDATE – Covered as part of New Trail Proposal in New Business

L. NEW BUSINESS

- a. NEW BOARD MEMBERS – Joyce Derby
 - i. Deadline for applications extended
 - ii. Proxy votes will be sent to CPA
 - iii. Requested for people to apply!!!
- b. ONLINE PAYMENT OPTION – Kay Greenlee - Being worked on
- c. Meeting Attendee - Requested to hold mailing and allow owners to pick them up if prefer
 - i. Board Member – It is not possible to separate individual mailings from the numerous envelopes
 - ii. Marge Pierce – Inquired about the new ruling by CCIOA for budget mailing
 - 1. Kay Greenlee – Rule requires mailing the budget within the 90 days of budget vote
 - a. Plan to vote on budget at Annual Meeting
- d. HIKING TRAIL
 - i. John Ludivig – Will install Loren Eckhardt's flag pole at top of Trail 47
 - ii. Trail Proposal - Loren Woods
 - 1. Create trail from one entrance of national forest to the other (near 2 – 3 miles) inside national forest
 - 2. Talked to forest service and they said \$450-\$650 to get permit, with \$150 annual permit
 - a. John Ludivig – Can't justify going through national forest and paying for permits with CORA money
- e. FIRE BREAK – John Ludivig
 - i. Maybe should create a fire break along fence boundary of national forest – might double as a hiking trail too
 - ii. Need to get forest service recommendation
- f. CLEANUP DAY - Marge Pierce
 - i. Suggested CORA Cleanup day to clean lots and put junk on road to be picked up
 - ii. Meeting Attendee – Included cleaning up brush
- g. APPOINTMENT OF WEBMASTER – Kay Greenlee
 - i. Delivered Larry Chiuppi's offer to be website manager (not webmaster) – Jane Tingle will help
- h. EVACUATION PLANNING – Jane Tingle
 - i. Create a committee (Disaster Preparedness Plan Committee)
 - ii. Bring in fire department for suggestions

- iii. Create a plan
- iv. Sue Shaw – Said she will contact FEMA and disaster preparedness about processes
 - 1. Meeting Attendee – Park County has a process that includes CORA - CORA needs to find it out.
- v. Kay Greenlee - Asked if Sue Shaw would chair the committee – Sue said yes
- i. EMAIL NOTIFICATIONS - Jane Tingle
 - i. We will create a system for just email notifications and not replies
- j. FIRE PROOF CABINETS – Kay Greenlee
 - i. File cabinets are in the barn - please put items needed to keep in them
- k. PICTURES IN CLUB HOUSE – Board Member
 - i. Shout out to Rick Trujillo for taking the pictures
- l. RUMOR MITIGATION – John Ludvig
 - i. No one was arrested during fire
- m. SPEEDING - Mark Scofield
 - i. Speeding is out of hand and needs to be addressed
 - ii. Need more speed bumps
 - iii. All CORA personnel need to obey speed limits
 - iv. John Ludvig – Said he would look in to the cost of more speed bumps

M. Meeting Adjourn

- a. John Ludvig – Motioned to adjourn the meeting
- b. Randy Winterboer - Seconded

Board Members' Signatures - Minutes Approved Date

9/8/2018



