

# CORA Board Newsletter

## Board Members

mailforcoraboard@googlegroups.com

President:

Brandon Walker

Vice President:

Kristi Divinski

Secretary:

Mary Grove

Treasurer:

Joyce Derby

Facilities:

Mark Wiseman

At-Large:

Loren Woods

John Hammon

## Caretakers:

manager.cora@gmail.com

Tom Tingle

Jane Tingle

## Board Advisors

Finance Committee

Budget Committee

Facilities Committee  
(Proposed)

## Website:

[www.campgroundoftherockies.com](http://www.campgroundoftherockies.com)

Members Only Section  
Contains:

Meeting minutes

Meeting Schedules

Monthly Financials

Corporate Documents

It has been a very eventful 4 months! This Board has faced some major issues ranging from Operational to actions by some of our Owners.

The Budget presented to the Owners showed a balance in the Operating account of only \$262.05 as of August 8<sup>th</sup>, leaving no funds for Reserve deposit or paying August bills. The proposed budget for 2018-2019 did not provide for Reserve deposit even with the increased assessments. It also did not address the shortfall in the previous year.

Joyce and Jane have worked hard to review every invoice coming into CORA and identified over \$6,000 in annual savings so far. Tom has volunteered to add tree removal to his duties which will save \$5,000 per year. Jane has volunteered to bring back billing and delinquent billing from the Accountant which will save \$65 per hour.

A new letter explaining each step of the billing and collections process was put into place. Delinquencies are down to a historical low of \$25,000.

Jane, Joyce, and her husband reviewed the delinquent tax notices in the Flume. Jane called all listed owners to notify them of the notice and need to pay the bill. CORA only had to pay delinquent property taxes on 3 lots this year! (This places a tax lien on the properties.) This is down from the 12-15 CORA usually pays for each year.

The wildfire and following flash flood created the need for a culvert and bridge. Mark Wiseman has obtained the volunteer services of an engineer and support from Roads and Bridge Department to calculate flow of water and building requirements. If we build to small we will have more damage and have to rebuild again, too big and we have wasted money.

The sewer inspection showed only 2 weak spots. Tom and Mark will repair the Boiler room pipe. It is believed the sewer pipe connection near DSP line will hold another year.

The pool drain was previously filled with cement to avoid the expense of a safety drain required by new laws. The cement must now be removed and a safety drain installed. Minor repairs to tile work are needed.

## A few Owners actions over the last 90 days:

### **Feces/toilet paper have been left in bags along the road and near the Porta Potty at S&N**

The feces are a health issue which could subject CORA to fines and/or shutdown

### **Signs torn down in the bathroom and stuffed behind dryers**

Fire hazard

### **Anonymous notes complaining caretakers are not doing their job**

Immediate inspection by an on-site Board member found complaints baseless.

Anonymous notes are work place harassment and can result in legal action against CORA.

### **Complaints of 'unfriendliness' as they do not stop and visit with owners**

Tom and Jane have volunteered to expand their work duties to help CORA.

They are catching up on paperwork/duties that have been ignored for years.

Taking care of CORA is like running a small town and CORA needs people like them.

CORA is required by law to provide a safe and non-hostile work environment. Jane and Tom are CORA employees reporting to Facilities. Harassment, bullying, or verbal abuse cannot be tolerated from any Owner. The Board has asked for legal counsel and legal action will be taken if this does not cease immediately.

Email CORA Board ([mailforcoraboard@googlegroups.com](mailto:mailforcoraboard@googlegroups.com)) with your complaints/issues.