

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD of DIRECTORS MEETING AGENDA

Conference Call: 515-606-5353 Access Code: 889145#

16 April 2019 – 6:00 P.M.MST

Board Members Attending:

Kristie Divinski, Joyce Derby, Mark Wiseman, Mary Grove, Ric Jefferies

Board Members Absent:

Brandon Walker, Loren Woods,

Caretakers: Bruce and Jasmin Elliott

Owners on call:

Milt Shaw	S&N 216/217	Pat O'Donnell	DSP 3
Marlene Jones	S&N 293	Jay Tally	DSP 41
Frank Salvador	S&N 289/290	????	DSP 1
Jimmy Godby	S&N 252/253	Linda Starr	DSP 2
Julio Romero	S&N 117/118	????	DSP 65
Jack Switzer	S&N 39	McClain	DSP 76
Long	S&N 148	Palantry	RGS 24/25
Needham	S&N 283	Lew Winegard	RGS 31
Rollo	S&N 84	Steve/John ???	RGS 54
????	S&N 40	Rhonda Fritz	RGS 18
????	S&N 169	Mark Schofield	C&S 1
????	S&N 257	Sandy Benavidez	C&S 10
????	S&N 240	Bloom	C&S 52
????	S&N 188/189	Drake	C&S 44
Chester	C&S 42	Carol Abbott	C&S 14
Connie Martinez	C&S 40		

It is very difficult to hear everything accurately on the conference call line. Please review and send me correct information.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. INTRODUCTION OF BOARD MEMBERS

D. MINUTES OF 19 March 2019

- a. Joyce motioned to approve and Ric seconded.**

E. CARETAKERS REPORT

- a. Jane and Tom Tingle resigned on April 5, 2019**
- b. Bruce and Jasmin Elliott will be interim caretakers**
- c. Interviews for permanent caretakers are in process**
- d. Graded and drug the roads throughout CORA
- e. Helped Jim with security cameras
- f. Worked with Mark, Tim and John Davis with American Leak Detection locating a leak
- g. Worked with Tim looking for water shut offs and clean out in the DSP campground
- h. Bought frost free hydrant for C&S Service Center for repair
- i. Put all batteries back in trucks and golf carts
- j. Fixed the faucet at the sewer plant

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- k. Filling and cleaning pool – getting it ready for summer
- l. Answered numerous phone calls from lot owners
- m. Emptied closets for security cameras to be installed
- n. Copied, laminated and posted the new Rules and Regulations
- o. Propane leak – clubhouse and offices were evacuated
- p. Took four days PTO
- q. Contacted different internet companies to do comparison
- r. Emailed the Board our resignation letter
- s. Welcomed Bruce and Jasmin back to CORA
- t. Visited with numerous lot owners in the office regarding the nonsense
- u. Welcomed one new lot owner to CORA
- v. Answered and responded to 115 phone calls
- w. Received and responded 665 emails

Savings to CORA this month – Zero – too much time spent on the nonsense

F. FACILITIES REPORT

a. Water Usage

- i. A major leak was discovered in DSP – there is both an above ground and below ground issue
- ii. Tom and Mark have contacted 3-4 Contractors

b. Culvert/Bridge Status/Progress

- i. Permits from the county are in process – 3 departments are involved
- ii. Experts suggested low water crossing and a small trap area

c. Pool Status

- i. The pool will remain open until September and repairs scheduled after the end of season.
 - 1. Mark has received 1 bid and is waiting for written bid from Arrowhead Pools

G. TREASURER'S REPORT

- a. No one went into Collections this year but she expressed concern about having enough funds to make it through August.
- b. The Board will continue to keep a tight rein on the budget.

H. COMMITTEE REPORTS

- a. The first Budget Committee meeting is scheduled for June 8 in the Clubhouse
- b. Social Committee – Sandy Benavidez
 - i. Reported the Committee had purchased multiple banners in 2015
 - ii. Facilities had committed to putting up poles to string them but has not done so to date
 - iii. Wants to know when the poles will be up
 - 1. Mark will schedule when weather is better

I. OLD BUSINESS

J. NEW BUSINESS

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- a. Mark reported 12 cameras are being installed in DSP.
- K. OWNER COMMENTS (non-budget subjects)
 - a. Please state your name and lot number for the record
 - b. *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.*
 - c. Kristie reminded Owners they have 3 minutes to make their statement
 - d. Sandy

My name is Sandra Benavidez Lot C/S 10

As a CORA member I am concerned at the lack of response by the CORA BOARD, who has managed CORA since July 2013, not the Caretakers. The BOARD took on this responsibility without the approval of the CORA Membership. This was in lieu of hiring a licensed Manager for CORA's protection who would have been trained on what to do in these situations.

When a legal explanation for this action was furnished on 1 September 2015 the BOARD chose not to share this information with the membership. The caretakers have a copy of this legal explanation on file.

The BOARD was aware of the chronic complaints from some of our membership, in fact taking calls from those members and took no action to stop the harassment of our Caretakers, for months. Their one attempt was mediation, which has failed.

The fact that they allow a member to be openly armed on CORA and have done nothing to protect the membership is beyond comprehension.

The Caretakers were never disciplined for their behavior and lauded for their work ethic and exemplary restraint when dealing with the CORA Members in question. The Caretakers issued a partial explanation of what has been transpiring, at CORA, all of it is much longer than the one published.

One important thing that Jane failed to tell us was that Tom had to be air lifted from CORA, with chest pains on 7 January 2019. The direct cause brought on by stress. This caused the Tingles to incur thousands of dollars in medical bills.

This whole situation resulted in a Hostile Work Environment for both Tom and Jane Tingle. The CORA BOARD as the Manager of CORA is responsible for the current condition which brought us all to this point.

I have two suggestions to re mediate the current problems at CORA:

For CORA to pay the Tingles \$5,000 to help with their medical bills and relocation. Require someone on the BOARD to take the State of Colorado Managers licensing course and test, to protect CORA from the abuses currently experienced at CORA.

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- e. Marlene Jones
 - i. Roads have not been plowed well and ditches have not been opened on the S&N road.
 - 1. As a result water is running onto the road making it muddy.
 - ii. She wants a better plowing policy as in the past.
 - iii. Cameras are a waste of money to just track people going up hill
- f. Jay Talley and multiple others refuted Marlene's statement about roads
 - i. They have been very pleased every time they have come – usually every weekend
 - ii. Muddy roads could not be repaired until dry
 - iii. Tom and Jane have always been very accommodating
 - iv. Roads have been safe
- g. Marlene, Connie, and another person
 - i. Wants to see all financials
 - 1. Board reminded all the P&L statements are on the website
 - 2. Reserve Fund statements are available for review in Office
 - 3. Balance sheet is not created per the contract with the Accounts
 - 4. Joyce will review to see if Tax returns have been received. They will be available in the Office for review.
- h. Frank Salvador/Julio Ramirez
 - i. Wants courtesy from caretakers.
 - ii. Julio has owned for 7 years – roads were taken care of
 - iii. Minutes and website are not up to date
 - 1. Website is current
 - 2. Minutes are published after they are approved in the following month
 - a. I.e. February minutes are published after March meeting
- i. Mark S.
 - i. Asked for specific legal action taken, specific personnel and owner details, and possible lawsuits
 - 1. Board responded that legal counsel had been obtained from the beginning of the issues.
 - 2. Board cannot discuss personnel issues in an open session even though employees had shared their information
 - a. Board reminded all they have only had one version of the story
 - 3. Board reiterated legal consul was obtained and followed.
- j. Connie M
 - i. People have been staying at CORA before
 - ii. The no residency rule should be enforced
 - iii. Wants firearms banned from CORA facilities
 - 1. Rules were posted in February

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- 2. Signs have been ordered
 - k. Carol Abbott
 - i. Sad to see Tom and Jane go
- L. ADJOURNMENT
 - Mark motioned to adjourn and Kristie seconded it.

Secretary note:

CORA has spent over \$7,000 in legal fees as of March. This has been spent solely to address the issues with several owners and to make sure CORA was doing all they legally could to provide a safe, non-hostile work environment for Tom and Jane.

Approved by:

May 21, 2019 Joyce and Ric motioned to approve – no corrections were received or reported during meeting.

Board Members signatures
Mary Grove, Secretary

Mary M Grove