

CORA Board Newsletter

April 2019

Board Members

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President:

Brandon Walker

Vice President:

Kristi Divinski

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Treasurer:

Joyce Derby

Facilities:

Mark Wiseman

At-Large:

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Caretakers:

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Tom Tingle

Jane Tingle

Board Advisors

Finance Committee

Budget Committee

Facilities Committee
(Proposed)

Website:

www.campgroundoftherockies.com

Members Only Section
Contains:

Meeting minutes

Meeting Schedules

Monthly Financials

Corporate Documents

The intent of the Newsletter is to present a brief highlight of the work the Board has going on, provide background information you may have been unaware of, and encourage you to be involved. It takes about two weeks to review all the information and condense it down to a single page. There is a lot to cover this quarter so the newsletter will be much longer.

Water service will be delayed for the lower campground until the pipe at C&S is replaced and the leaks in DSP are repaired. You will be notified on repair status as soon as possible.

The Budget presented to the Owners showed a balance in the Operating account of only \$262.05 as of August 8th, leaving no funds for Reserve deposit or paying August 2018 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.

The last six (6) months the Caretakers, Treasurer and Facilities have worked hard to identify areas to cut costs, renegotiated some contracts, and brought work back into the office with savings of \$65.00 per hour. To date over \$11,000 in annual savings have been realized.

A new letter explaining each step of the billing and collections process was put into place. The Treasurer made telephone calls to each owner delinquent in their CORA payments and/or taxes. The turn over to collections went from an average of 15 per year to ZERO. 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 insurance policy was reviewed prior to renewal. Corrections were made to key information (we are open 12 months not 9) and updates made to cover Caretaker house. CORA had no flood coverage and a limited policy was purchased to cover the entire clubhouse complex. Goodbye to over \$3,000 of our cost savings.

The wildfire and following flash flood created the need for a method to control flooding and provide access to the maintenance shed, corral, etc. 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. A BARE report was created for CORA area impacted by the fire. Three suggestions/options were presented on how to address the problem. All experts placed a culvert as the least viable option. Mark has spent an average of 20 hours per week working with all the agencies and companies needed to do the work.

The sewer inspection showed only 2 weak spots. It is believed the sewer pipe connection near DSP line will hold another year. The plan was for Mark and Tom to do the repair work.

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. The contract thought to be in place last year was not. The company had not been out to look at the job and turned down the opportunity to do so. Mark has contacted many other companies, only to find their schedule is full for this summer. Three companies have, or will, supply bids for work to be done in September.

The Amerigas contract thought to be in place was never finalized. The Amerigas representative left the company and no records could be found. CORA worked with them for over three (3)

months to work out a new contract while Amerigas charged full rate. A refund has been obtained.

Electric use in S&N has always been a lot higher than the lower campground. This year it seemed much higher than normal. A lot owner suggested an underground electric break could be the problem. Jane was asked to create a chart of historical use to see if a trend could be spotted indicating a break had occurred. Please see the chart at the end of the newsletter.

Each month CORA must report water usage to RORA as part of our water augmentation plan. In October water must be released from the reservoir (pond) to offset the usage from our wells. RORA has been complaining for several years our water usages was very high but were more insistent this year an issue exists. Jane provided the Secretary with all the water meter readings going back to 2015.

A chart was created and the results were a shock – in the last three (3) months CORA recorded water usage of 1,334,000 gallons! A review of the water decree was made to make sure we were not exceeding the amount of water we can take from the wells. We are still in the 'safe' zone – a violation could result in a shut down.

A water leak detections company was hired to locate the leak. Tom, Mark, and Tim worked with the company for over 10 hours going from C&S all the way down to DSP. All water and sewer lines at CORA run under Owner lots – please see the easement verbiage in CORA documents before you yell. Two leaks were identified but the company may need to be hired again if this does not solve the problem. Goodbye to over \$2,500 of our cost savings and we have not found out the cost of the repair yet.

State and Federal laws governing water usage, safety, and reporting have tightened a great deal over the last several years. What was once a sheet of paper turned in every month has become a small booklet. Tim is on contract with CORA to monitor the water and create all the required reports. As a result, he must also be present when repairs are made to any part of the water system to make sure the changes meet State and Federal requirements and to keep our water safe for drinking.

A long time S&N Owner is on the Board. She questioned the planned placement of Porta Potties and waste disposal at S&N in the winter. The covenants require all services to stop in S&N from November until first of April. A review of Board minutes and conversations with prior Board members show the expenses were never approved. MUCH debate was had about allowing the expense to continue this year as it was part of the voted upon budget. When the company was contacted about the placement this fall it was discovered the \$900 cost recorded last year was inaccurate. The cost was actually \$2,015.25. It was agreed to place only one Porta Potty this year and notify Owners the covenants would be enforced in the future.

CORA has 'freeze free' pipes for potable water fill up at C&S. If the water is not fully shutoff after use the pipe will freeze up. This happened repeatedly this year. The pipe finally broke after it became froze solid in way below zero weather. Only 1 water shutoff exists at C&S – it shuts down the entire section. To avoid more damage the water to C&S was turned off. Goodbye more savings for an avoidable expense.

Around the same time the waste disposal company notified CORA they did not feel they could safely go up to S&N for waste pickup. The Porta Potty pumps on their trucks were frozen and they could not service the Porta Potty. Thaw conditions created another issue – road damage occurred when the heavy trucks went up the hill.

An email blast was sent out to all owners registered with the email service to notify them of the situation. Trash continued to be dumped in the containers despite the fact they could not be serviced. Locks were put on them to prohibit use. C&S and DSP dumpsters remained open,

Unplanned (and unbudgeted) road repair work will need to be done on the S&N hill and the area impacted by the flood this summer. The extent of the damage will be unknown until sometime this spring.

WIFI service has been an on-going complaint from Owners. John Robinson has volunteered his time to set up new equipment and Jane has been on the phone with South Park Bell to improve service on an almost monthly basis. Please see Board meeting minutes to see all the many options reviewed by the Board to improve the situation.

The fire this summer brought home the need to register who is at CORA in the event of an emergency. The gate system was reviewed to determine if we could assign each lot Owner a unique number – we cannot. The expense to put in a new system

to allow the function was prohibitive. Card reader services have a high failure rate and the cost of constant repair/maintenance drove the total cost way up.

Each Board for at least the last 9 years have discussed the need for cameras to control illegal dumping, vandalism, and theft. Each refrigerator, batteries, TV sets, and other large items dumped cost CORA an extra charge to dispose of. The cost of normal dumping, provided as a service to Owners, is \$800.00 per month in the summer season. An Owner contacted an individual from Colorado Springs to come pick up our 'metal' pile for \$300.00. There is no contract for these services and they may be cancelled at any time. Cleaning supplies were stolen within one week of purchase. Equipment has been 'borrowed' from the maintenance shed and never returned or returned broken. Owners have observed non-CORA people come in the gate, fill the dumpsters, and leave. The cash drawer fund was treated as a mini-loan service. After the drawer was balanced \$20 –\$80 would be missing only to mysteriously be returned within a couple of weeks. Enough – locks have been changed/installed and cameras will be installed this year.

The maintenance shed has been locked. All Owners still have access to it but they must leave their driver license in the office to register access and pick it up when they are done. Please see the minutes for details.

Owners have complained for years they feel they are unable to communicate with the Board, cannot attend winter meetings, and/or do not know what the Board does.

- A conference call number was set up to allow any owner wishing to 'attend' an open meeting to do so. The number is posted on information boards, email blasts, minutes, and the web-site. No special phones or equipment is needed. Call the number and enter the access code when prompted.
- A permanent Board email account was established (mailforcoraboard@googlegroups.com). When an email is received by the account Google automatically sends all Board members a copy. The information is provided on the web-site, information boards, and email blasts.
- A permanent telephone number was researched but proved too costly to implement.
- A quarterly newsletter recapping activity is prepared and sent via email blast.

Managing CORA is like managing a small town – we are larger than Alma. County, State, and Federal reporting requirements have grown by leaps and bounds over the years. The office at CORA is now a working office – reporting, filing, bookkeeping, inventory management, purchasing, contract oversight and compliance, sales, lot transfers, as well as dealing with Owner questions and concerns.

The Clubhouse is always open for people to come down for coffee and socializing. Please invite the Caretakers to join you when they have time or arrange a meeting after their work day.

In response to the many emails recently seen on CORAFOLKS:

Jane and Tom have resigned their positions and will be leaving May 5th. The Board has arranged for Bruce and Jasmine to come to CORA on April 15th. Interviews with qualified applicants have already been scheduled for next week and will continue until we find a 'good fit' for CORA.

Only three owners have contacted the Board directly with complaints and that has been via telephone calls. Every Board member has been contacted; many calls throughout each month and most lasting over an hour. Complaints were addressed in Open Board meetings and are available in the Minutes. CORA has even made provisions for an impartial third party to come in to hear their complaints, CORA's response to them, and try to educate the Owners on the Boards responsibility and theirs.

Several attorneys were contacted as the Board was concerned about employee safety, if CORA could be held liable for work place harassment, to determine what legal options were available to CORA, what legal options were open to the Caretakers, and what information CORA needed to submit in the event of litigation.

Covenants, by-laws, and governing documents have been rewritten for CORA over the years. Issues formally under CORA control were removed and now reside under Park County regulations or were dropped entirely.

Rule changes were immediately put in to prohibit open carry firearms in CORA facilities and describe harassment behavior. The governing documents describe the actions the Board can take to enforce the rules.

The Board wants Owners to attend meetings, provide feedback, and become active on committees. We are all Owners and volunteer our time. We will make mistakes but we will always try to be good neighbors and do our best for CORA.

Water Usage

2015			2016		2017		2018		2019	
Month	Reading	Usage	Reading	Usage	Reading	Usage	Reading	Usage	Reading	Usage
January	19,519,300		23,564,000	239,300	29,017,000	419,500	35,116,700	442,500	41,789,700	437,800
February	19,698,800	179,500	23,785,000	221,000	29,482,200	465,200	35,528,400	411,700	42,253,700	464,000
March	19,950,400	251,600	24,006,400	221,400	29,881,000	398,800	35,920,900	392,500	42,685,900	432,200
April	20,137,800	187,400	24,271,800	265,400	30,312,100	431,100	36,347,000	426,100		0
May	20,460,500	322,700	24,677,800	406,000	30,930,100	618,000	36,785,500	438,500		0
June	21,052,400	591,900	25,208,000	530,200	31,671,000	740,900	37,415,100	629,600		0
July	22,016,730	964,330	25,987,100	779,100	31,938,300	267,300	38,066,300	651,200		0
August	22,306,565	289,835	26,849,000	861,900	33,132,500	1,194,200	38,761,400	695,100		0
September	22,596,400	289,835	27,232,000	383,000	33,765,200	632,700	39,523,900	762,500		0
October	22,892,800	296,400	27,774,500	542,500	34,256,400	491,200	40,208,400	684,500		0
November	23,103,600	210,800	28,166,700	392,200	34,631,800	375,400	40,828,000	619,600		0
December	23,324,700	221,100	28,597,500	430,800	34,674,200	42,400	41,351,900	523,900		0
Total		3,805,400		5,272,800		6,076,700		6,677,700		1,334,000

Electric Usage

Account #	Meter #	Location	AUG	SEPT	OCT	NOV	DEC	JAN	Total
TOTAL COMMON AREAS 8/16 -1/17			1,624.45	1,757.29	1,109.16	1,030.11	1,171.51	1,259.14	7,951.66
TOTAL COMMON AREAS 8/17 -1/18			1,603.06	1,707.42	1,079.86	1,038.08	695.97	1,337.84	7,462.23
TOTAL COMMON AREAS 8/18 -1/19			1,778.09	2,561.67	1,183.49	1,323.20	1,176.11	1,249.63	8,022.56
TOTAL S&N 8/16 -1/17			4,615.70	5,651.11	4,655.73	3,567.15	3,245.10	3,822.81	25,557.60
TOTAL S&N 8/17 -1/18			4,843.70	5,931.78	4,308.58	3,410.93	1,420.45	3,009.19	22,924.63
TOTAL S&N 8/18 - 1/19			4,802.57	5,746.63	3,802.62	4,003.90	3,288.43	3,791.06	21,644.15
Account #	Meter #	Location	AUG	SEPT	OCT	NOV	DEC	JAN	6 mos.
45708101	105 238 248	SN049	521.23	581.8	473.23	235.15	251.4	316.03	2,378.84
45708101	105 238 248	SN049	453.04	574.66	358.99	255.46	100.17	290.42	2,032.74
45708101	105 238 248	SN049	501.78	608.64	390.26	378.93	311.10	272.70	2,190.71
Account #	Meter #	Location	AUG	SEPT	OCT	NOV	DEC	JAN	6 mos.
45708201	98 253 168	SN051	376.47	420.66	221.86	119.07	70.69	128.18	1,336.93
45708201	98 253 168	SN051	339.29	419.43	305.19	210.9	117.09	110.7	1,502.60
45708201	98 253 168	SN051	410.57	515.2	393.33	544.01	527.88	641.5	2,390.99
Account #	Meter #	Location	AUG	SEPT	OCT	NOV	DEC	JAN	6 mos.
45708301	98 253 167	SN068	371.42	427.56	339.17	186.16	125.34	155.13	1,604.78
45708301	98 253 167	SN068	381.27	444.67	286.85	178.15	19.91	164.37	1,475.22
45708301	98 253 167	SN068	397.52	457.47	238.84	132.61	108.23	125.58	1,334.67
Account #	Meter #	Location	AUG	SEPT	OCT	NOV	DEC	JAN	6 mos.
45708401	105 238 139	SN083	333.75	423	223.09	62.32	43.73	36.71	1,122.60
45708401	105 238 139	SN083	371.79	414.01	161.91	60.96	-30.47	3.53	981.73
45708401	105 238 139	SN083	374.13	410.81	160.31	84.35	39.67	41.02	1,069.27
Account #	Meter #	Location	AUG	SEPT	OCT	NOV	DEC	JAN	6 mos.
45708501	115 246 718	SN132	753.03	852.25	812.61	540.93	396.04	490.21	3,845.07
45708501	115 246 718	SN132	758.94	1,017.33	812.74	432.73	119.33	341.39	3,482.46
45708501	115 246 718	SN132	759.43	976.58	698.74	746.75	443.8	456.73	3,625.30
Account #	Meter #	Location	AUG	SEPT	OCT	NOV	DEC	JAN	6 mos.
45708601	97 113 239	SN149	465.35	532.68	629.56	603.71	749.58	868.13	3,849.01
45708601	97 113 239	SN149	352.22	357.63	469.29	517.05	359.51	634.36	2,690.06
45708601	97 113 239	SN149	358.62	433.22	431.74	494.03	370.31	470.39	2,087.92

Electric Usage – Cont.

Account #	Meter #	Location	AUG	SEPT	OCT	NOV	DEC	JAN	6 mos.
45708701	97 113 236	SN156	244.87	293.75	267.65	227.52	228.13	249.8	1,511.72
45708701	97 113 236	SN156	331.66	403.06	268.14	227.52	149.16	278.23	1,657.77
45708701	97 113 236	SN156	305.07	349.39	220.99	226.04	206.59	292.88	1,308.08
Account #	Meter #	Location	AUG	SEPT	OCT	NOV	DEC	JAN	6 mos.
45708801	105 238 247	SN203	342.86	404.78	349.51	357.63	222.84	388.9	2,066.52
45708801	105 238 247	SN203	493.17	642.36	425.09	345.82	49.58	179.02	2,135.04
45708801	105 238 247	SN203	497.11	476.92	248.69	253.86	164.49	220.75	1,641.07
Account #	Meter #	Location	AUG	SEPT	OCT	NOV	DEC	JAN	6 mos.
45708901	124 156 267	SN255	234.17	308.89	163.88	140.36	135.19	160.18	1,142.67
45708901	124 156 267	SN255	274.3	311.47	148.86	128.67	15.91	110.45	989.66
45708901	124 156 267	SN255	250.54	339.17	165.23	109.71	107.99	127.44	972.64
Account #	Meter #	Location	AUG	SEPT	OCT	NOV	DEC	JAN	6 mos.
45709001	124 156 105	SN264	304.95	383.98	377.21	345.45	409.95	388.78	2,210.32
45709001	124 156 105	SN264	377.95	357.63	233.67	189.36	9.73	148.61	1,316.95
45709001	124 156 105	SN264	266.66	252.38	100.72	131.75	77.46	134.7	828.97
Account #	Meter #	Location	AUG	SEPT	OCT	NOV	DEC	JAN	6 mos.
45709101	118 369 165	SN299	667.6	1021.76	797.96	748.85	612.21	640.76	4,489.14
45709101	118 369 165	SN299	710.07	989.53	837.85	864.31	510.53	748.11	4,660.40
45709101	118 369 165	SN299	681.14	926.85	753.77	901.86	930.91	1007.36	4,194.53