

**CAMPGROUND OF THE ROCKIES ASSOCIATION**

**BOARD of DIRECTORS MEETING AGENDA**

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

**21 May 2019 – 6:00 P.M.MST**

**Board Members Attending:**

**Brandon Walker, Joyce Derby, Mark Wiseman, Mary Grove, Ric Jefferies**

**Board Members Absent:**

**Kristie Divinski**

**Caretakers: Bruce and Jasmin Elliott**

**Owners on call:**

Tom Bloom C&S 52

Patric & Pattie O'Donnell DSP 3

Michele & Graham Carroll DSP 1

Ed & Melissa Osten DSP 4

Brad & Mary DeSandro SN 164

Alan & Dian Buck SN 4

Don & Susan Eccles SN 14

Karen Pulley & David White SN 241

John & Marsha Ludvig SN 197

Marlene Jones SN 293

Paul & Gayle Nasraszewski C&S 41

Dan Grove C&S 41

Paul Pierce DSP

Sandra Benvidez C&S 10

Jim & Wendy DeLarber DSP 65

Jay Talley DSP 4

Linda Starr DSP 2

Adrienne DeForest SN 171&172

Milt Shaw SN 216 & 217

Randell & Zenovia Whisenhunt SN 43

Cavin Goin SN 188 & 189

Frank Salvador SN 289

Terry Sorensen DSP 43

Linda Starr DSP 2

Jay Talley DSP 41

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. INTRODUCTION OF BOARD MEMBERS**

**D. MINUTES OF 16 April 2019**

- a. Joyce motioned to approve and Ric seconded.

**E. CARETAKERS REPORT**

- a. Bruce and Jasmin have been here one month – they are still in learning mode  
b. Service Centers are all open – water is on in all areas  
c. Going through computers to learn where documents are – found CORA NEWS application  
d. Tim and Raphael are helping to educate them  
e. Workampers are in place at S&N and C&S  
f. C&S workampers will assist as relief caretakers for the interim

**F. FACILITIES REPORT**

**a. Road issues**

- i. Speed bumps are down  
ii. They will have to be pulled up and gravel pulled back from sides and ditches  
iii. Plowing might still be required  
iv. Grading needs to be done on S&N access road after snow stops

**b. Water Pipe Repair**

- i. Excavators have been contacted – Tim and Bruce will finalize with lot owner

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- c. Culvert/Bridge Status/Progress
  - i. Permits Obtained (3 departments had to sign off)
  - ii. Experts suggested low water crossing and a small trap area
- d. 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. The Board will continue to keep a tight rein on the budget.
- b. Tight eye is being kept on repair costs
- c. Trash bills will go up
- d. Wages are up
- e. Joyce feels optimistic we may make it through August without having to use next year's assessments to pay this year bills.

**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**

- a. Electric company will be contacted to finish rest of meter review in S&N – only 4 were checked on first visit
- b. The meter with melted connections was replaced
- c. Brandon purchased a used conference speaker. It is being sent to his home and he will send to CORA.
  - i. The conference call format works for the most part but everyone has had problems with dropped calls, difficulty hearing, and speaking over top of each other.

**J. NEW BUSINESS**

- a. Mediation Report
  - i. Mary asked about publishing the report as no names are mentioned
    - 1. Unknown Owner expressed concerns this was private owner information
    - 2. Mary reported many others were present at the owners request
  - ii. Mary asked about publishing the material provided by the Board to the Mediator – with all names removed
  - iii. Mark motioned to put out all the information – no one else seconded

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**b. Board Responsibilities**

- i. The mediation meeting brought up the responsibilities of the Board**
  - 1. There appears to be basic misunderstanding of Board function/responsibilities even among Board members**
  - 2. Mary asked we use all CORA governing documentation to define the roles/responsibility of the Board then each position**
  - 3. Ric stated the sole purpose of the Board is to conduct the business of the Association**
  - 4. Mary compared the Board to managers of a company or small town – with changes in management occurring every 2 years**
- ii. Brandon asked the issue be moved to an Executive Meeting**
  - 1. Brandon feels strongly the Board cannot do all the work needed to operate CORA. Agrees the proposal for committees is the way to go.**

**c. Rentals**

- i. Ric had previously reported multiple listings on AirBnB, Travel Advisory, and other websites listing properties at CORA for rent to the Board and asked for action**
  - 1. Mary reviewed all CORA documents to determine if rentals were prohibited. The only references are for guests. The owner must notify CORA, in writing, 10 days before guest is expected. The guest may only stay 2 weeks.**
  - 2. Joyce is very concerned about the rentals. Rules are too loose. The historical CORA documents state the intended use of CORA for summer only.**
  - 3. Ric wants to see Rentals, Permanent, and Full time stay addressed on the September ballot.**
  - 4. Ric and Brandon both stated rentals are considered businesses and are prohibited by CORA**
  - 5. Brandon expressed concern investors would buy into CORA and rent properties out.**
  - 6. Karen Pulley expressed concerns about security – she is willing to serve on a security committee**
  - 7. Brandon and Ric expressed concerns about renters bringing in campers, trailers, or RV's not in compliance with required industry certifications**
  - 8. Two sheds in S&N listed**
    - a. Brandon stated a shed with no services could be lived in legally**
    - b. Milt Shaw**
      - i. What shed is habitable?**
      - ii. Wants CORA to do all possible actions to stop this**

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9. Joyce raised issue of liability – who is responsible, is this legal under county laws, need a Violation/Compliance committee

**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. Sandra Benavidez Lot C&S 10
  - i. Sandy submitted 3 items to add to the agenda. The same items were provided in a statement she read at the April meeting.
    1. The first concerned Personnel and Legal matters the Board cannot legally address in an Open Board meeting. Mary started to respond but Ric, correctly, stopped her and informed Sandy of our limitations. Brandon reiterated this several times.
    2. The second concerned a change to a CORA document recorded in 2014. She wants the verbiage changed to require the Board to respond to Owner comments.
      - a. Sandy did not specify which document she wanted changed.
      - b. Mary researched and the only document changed in that time period was Governance document.
    3. Sandy wants a Board member to attend HOA Manger training classes. Her rationale is the Board would be educated in handling owner/caretaker issues or receive the documents provided in these classes.
      - a. Mary (erroneously) related this request to her complaint filed in 2015. The complaint was dismissed in favor of CORA. This created some discussion with a prior Board member, John Ludivi, as he detailed the issue with DORA and the expense to CORA.
      - b. Brandon and an unknown owner stated the materials would be available for free on the state site.
      - c. Ric offered a copy of the entire state document to any owner who wanted one.
    4. Brought up the poles for the Social Committee banners again
      - a. This was discussed last month and is on the project list
    5. Marlene Jones S&N 299
      - a. Marlene followed the Colorado law from the beginning. OCH was instrumental in crafting the law and they supported the management structure of CORA.
- d. Linda Starr DSP 2

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- i. Citing the tensions in CORA asked the Board to provide private security for the June 8<sup>th</sup> meeting. Suggested hiring an off-duty Sheriff Deputy.
- e. Unknown owner
  - i. Board meeting minutes should be more detailed.
- f. Gavin Goin S&N 188/189
  - i. Would like to speak to Mark about information electrician reported to him about the electric system in S&N
  - ii. Mark will be out of town until next week. They will speak Wednesday or Thursday of next week.
- g. Frank Salvator S&N 289
  - i. Feels security issue has been taken care of.
  - ii. Would like to see the committees Mary has been recommending to start as soon as possible
    - 1. Brandon stated he would like to see committees active all year long.

Joyce read off all the names that had joined the call. No one else wished to speak.

Meeting adjourned with motions by Ric and Mark.

**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.

CORA has a formal process in place for complaints and owner issues. If followed, the Owner will receive an answer,

No owner has used the complaint or issue form.

This Board has spoken to any owner calling them

All emails received at [MailforCORABoard@googlegroups.com](mailto:MailforCORABoard@googlegroups.com) have been responded to

No USPS mail has been received.

The program Sandy wants a Board member to attend is fee based and provided by an independent company to prepare Managers for the State license test.

It would require CORA to send a person every time the person who had taken the class leaves the Board.

This license requirement was dropped by the State this year.

**Board Meeting minutes**

I do not take shorthand but try to capture the meetings as accurately as possible.

We are all on telephones and the connections are unclear at times.

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Some Board meetings run over 2 hours with a lot of discussion.

All minutes are sent to the Board Members for review as soon as they are keyed. They have a month to get back to me with corrections or additions. Minutes cannot be published until they are approved at the next meeting.

Owners are encouraged to attend the meetings to hear firsthand what is discussed.

**Approved by:**

Joyce Derby

Ric Jefferies

**Board Members signatures**

**Mary Grove, Secretary**

*Mary M Grove*  
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