

CAMPGROUND OF THE ROCKIES ASSOCIATION
BOARD of DIRECTORS MEETING AGENDA
Conference Call: 515-606-5353 Access Code: 889145#
08 June 2019 – 10:00 A.M.MST

Board Members Attending:

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

Board Members Absent:

Brandon Walker

Caretakers: Bruce and Jasmin Elliott

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. INTRODUCTION OF BOARD MEMBERS

- a. Special Presentation: Hartsel Fire Department, Northwest Fire District Arranged by Milt Shaw
- b. Trevor Lafferty and Nick Varma were primary Speakers
- c. Nick described his experience on 'our' fire.
 - i. Firefighters from 27 states were here
 - ii. Smoke jumpers were used to get into remote areas to combat the fire and develop breaks.
 - iii. Breaks did not hold and additional equipment had to be used
 - iv. Biggest threat to CORA was S&N. The trees are stressed from prolonged drought and will not recover for 5 – 7 years.
 - v. Asked us to help them by using the Fire Wise program
 - 1. Clean up our lots of dead or fallen trees
 - 2. 100 -150 feet of clear land around structures
 - 3. Thin 10 feet between trees
 - 4. Keep grasses low
 - 5. Clean up pine needles
 - 6. Certified Fire Marshall will come up to review properties
 - vi. Questions were asked about all the propane tanks
 - 1. Propane tanks are safe if they do not have fuel around them
 - 2. Observed firewood stacked in front of tanks – need to move
 - 3. Knock down all weeds around tanks – clear the area of anything burnable
 - 4. Some firefighters will not go to a fire with propane tanks
 - vii. The fire department will be glad to come back to speak again

D. MINUTES OF 21 May 2019

- a. Joyce motioned to approve and Ric seconded.

E. CARETAKERS REPORT

- a. Many hours in office – changing information and identifying where things are
- b. Special thank you to Raphael, Tim Zingler, and George, the Pool Guy for all their assistance

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- c. Workampers are in place at S&N and C&S
- d. C&S workampers will assist as relief caretakers for the interim
- e. Working with Tim Zingler to schedule water leak repair in DSP
- f. C&S fire hydrant to be repaired
- g. Jasmin loves making early morning rounds
- h. Office hours have been extended

F. FACILITIES REPORT

- a. Culvert/Bridge Status/Progress
 - i. Work is scheduled to begin this month
- b. Mark explained Covenant restrictions and Park County requirements
 - i. Asked anyone who had built something in the last 30 days to get their construction information into the Office
 - ii. Anyone considering construction must have a form on file
 - iii. This is for CORA and the lot owners protection
 - iv. Frank Salvador brought up historical building projects
 - 1. Mark just asked for last 30 days and on-going

G. TREASURER'S REPORT

- a. Joyce explained some of her job and the learning curve she dealt with this year.
- b. She continues to keep tight control on spending.

H. COMMITTEE REPORTS

- a. Social Committee – Sandy Benavidez
 - i. Reported the Committee had purchased multiple banners in 2015 and has still not located them
 - 1. Emails for assistance in finding them
 - ii. Explained the White Elephant table
 - 1. Marsha Ludvig collects the funds which go to purchase school supplies and water/snacks for firefighters
 - iii. Saturday is Potluck and Bingo
 - iv. Cripple Creek – trying to schedule
 - v. Craft Group will be Wednesday s
 - vi. ATV Group will be Thursday mornings at 9:00 in front of clubhouse
 - vii. No 4th of July celebration this year – instead a 40th Anniversary Celebration for CORA on Saturday, August 17th.
 - 1. Lots of games and prizes for the kids
 - viii. Encouraged everyone to sign up for CORAFOLKS
 - 1. Social Committee sends out multiple reminders of activities during the week
 - ix. The ladies luncheon has gone coed! Both sexes are encouraged to attend the monthly luncheon at local restaurants.
 - x. Social Calendar on web site
 - xi. Highway Cleanup is scheduled with Breakfast to follow

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I. OLD BUSINESS

- a. The Mediation session between CORA and several owners brought to light a basic misunderstanding by Owners, and some Board members, of the purpose of the Board.
 - i. Documents were placed around the meeting room for anyone interested in reading or getting a copy
 - ii. Mary explained we own our lots at Western Union Ranch RV Park. Our lot usage is governed by Park County Land Zoning, Park County Building regulations, Covenants, Water Rights decree, and rules & regulations.
 - iii. CORA is a registered non-profit corporation. All common land and facilities are owned by the corporation. Owners are voted to manage the corporation.
 - iv. CORA is governed by the Articles of Incorporation, By-Laws, and Governance document. CORA is responsible for ensuring the Covenants and Water decrees are enforced.
- b. The Governance document is the document Sandy has requested CORA change to remove the verbiage stating the Board does not have to reply to Owners.

J. NEW BUSINESS

- a. CORA lot cleanup is scheduled for July
 - i. Sign up for volunteers to assist owners unable to clean their lots has been set up
 - ii. Lots where owners have not been at CORA in several years will be identified
 - iii. Owners will be contacted about the cleanup
- b. The wagon for painted or treated wood has been brought in
- c. The metal pile was full and already been hauled away this month
- d. The burn pit has been cleared out and is open for 'slag' only

K. OWNER COMMENTS (non-budget subjects)

- a. Please state your name and lot number for the record

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.

Frank Salvador SN 289

Frank mentioned issues with prior caretakers. He would like to move beyond the issues going forward

Sandra Benavidez C&S 10

Sandy brought up the document the Board changed in 2014. She wants to remove the verbiage stating the Board does not have to reply to Owners.

Mary stated she believes the Governance document is the document Sandy wants to change. She has been researching all legal documents to determine where they are filed (State, County, or Attorney)

She would like identity cards printed for Owners

Joyce explained stickers are available in the Office

Sandy does not care for the stickers

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She reminded all owners to sign up for CORAFOLKS email group.

Mark Scofield is the monitor of the email group

Contact Sandy if you want to be added

Pat O'Donnell DSP 3

Wanted to know when speed bumps will be put back down,

Bruce explained the roads need to be graded one more time.

Brad Hare DSP 57

Wants to understand what options CORA has to enforce violations

Mark explained about the violation letter, complaint form and fine schedule

Milt Shaw SN 216 & 217

Milt spent most of his working career in Real Estate. He would like to see more information provided to new owners in the welcome packet. An outline of the responsibilities for CORA and owners would be very helpful.

Susan Eccles SN 14

Would like to see noise ordinance enforced.

Rentals are a problem.

Ric replied he would like to see the issue on the Ballot at the Annual meeting

Fritz Schooley DSP 7 & 8

Why has water been brought up as an issue when we have not reached the limit of our usage?

This is a serious issue,

Mary explained the 3,000,000 water used in the first 5 months of the year are almost the entire amount used in previous years. The abnormal use indicates a leak which must be repaired.

The tree budget was not spent this year – why not?

Ric explained the budget was for beetle kill which is no longer a problem.

Joyce explained the funds were used to purchase flood insurance and a small

laptop/printer for the Treasurer position.

Kristie read off all the names that had signed the roster. No one else wished to speak.

Meeting adjourned with motions by Kristie and Ric.

Approved by: Kristie Divinski motioned to accept and Ric Jefferies seconded

Board Member signature

Mary Grove, Secretary

Mary M Grove