

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

Board Members Attending:

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

Board Members Absent:

Carol Abbott

Caretakers: Bruce and Jasmin Elliott

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. INTRODUCTION OF BOARD MEMBERS**
- D. Special Presentation: Cavin Goin on Electric Service in S&N**
 - a. This was an informational presentation for all owners. Cavin had extensive conversation with the electrician who repaired the burned out connections to the meter at S&N this spring.
 - b. The electric system is aluminum wire and was designed to support 30 amp services.
 - c. Today's rigs are 50 amp and many have additional appliances plugged in.
 - d. Cavin reminded owners who leave their rigs plugged in all the time their inverter continues to draw to up to 49.5 amps per meter loop.
- E. MINUTES OF 08 June 2019**
 - a. Kristie motioned to approve and Ric seconded.
- F. CARETAKERS REPORT**
 - a. They feel they are enrolled in CORA Institute
 - i. They show up daily
 - ii. Are trying to keep a positive attitude and smile
 - iii. Trying to stay on top of propane, supplies, laundry, ice cream, and soda
 - iv. Grateful for help and support
 - b. Dave, Brenda, and Bruce cleaned up quad
 - c. Mowing with tractor and small mower being done
 - i. Repair on small mower was needed
 - d. Fire Hydrants – rebuilds are scheduled
 - e. Tractor service date will be firmed up
 - f. Box scrapper was rebuilt
 - g. Diver was in water tank for cleanout and inspection
 - i. Flanges replaced in water system
 - ii. Couple of pumps to be rebuilt
 - h. Sewer system – few things to fix
 - i. Jewel Septic will be scheduled for November
 - j. Boiler system – quoted 12,500 for replacement of everything
 - k. Ditch work – more work to be done to scrape ditch and add to berm
 - l. August – RORA water meeting to be held
 - m. Metal pile needs to be picked up again
 - n. Wagon is almost full again and must be dumped soon
 - o. Pool leak – fixed

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G. FACILITIES REPORT

- a. Pool
 - i. Mark reiterated Bruce had repaired the leak
 - ii. Mark Stuckey will be out in mid-September to disable drain in bottom
 - 1. Create a new line
 - 2. Suction lines upgrade
- b. Low water crossing
 - i. Not the final surface – concrete crossing needs to be done
 - 1. Thanked Tim for assisting with the project
- c. Water plant
 - i. Most work is completed

H. TREASURER'S REPORT

- a. Joyce explained she is not an accountant and does not understand all the financial reports.
- b. She keeps tight controls on spending and records all expenses to assist her in knowing where we are financially.
- c. Reported 72,000 in bank accounts and 40,000 in Reserve. Reminded all it costs approximately 35,000 to run CORA in the summer and we continue to have unexpected expenses.

I. COMMITTEE REPORTS

- a. Facilities Committee – Randall Wisenhunt
 - i. Randall feels CORA is in trouble as it related to Facilities
 - 1. Fences need refurbished
 - 2. Sewer plant needs repair
 - 3. Service Centers A, B, C, and pool restrooms should be upgraded
 - 4. Entrance gate needs repair
 - 5. Frank Salvator – CORA needs to be beautiful
 - ii. Many owners spoke up in protest
 - 1. Several asked for specific details
 - iii. Glenn Gerk asked why the maintenance barn is locked
 - iv. John Ludivig explained an expensive floor jack went missing for over a year and was returned broken. We need to keep records of usage
 - v. Del Schneider – Barn needs to be kept locked
 - vi. DSP 16 – List of things to be kept in file cabinets is available
 - vii. SN293 – Unable to record as others were also speaking
- b. Social Committee – Sandy Benavidez
 - i. Potluck at 6 – Bingo at 7
 - ii. Cripple Creek trip on Thursday
 - iii. Celebrate the 40th – August 17

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- iv. A donation jar for coffee and lemonade is on the counter
- v. Explained the White Elephant table
 - 1. Marsha Ludivig collects the funds which go to purchase school supplies and water/snacks for firefighters
- c. Budget Committee
 - i. Most people who had signed up have not attended
 - ii. Meeting several times a week since first meeting on the 8th
 - iii. Next meetings are scheduled during the current meeting

J. OLD BUSINESS

- a. Sandy asked about change to 2014 document. 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. The attorney has been contacted to determine what action we have to take.

K. NEW BUSINESS

L. 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.

Kay Greenlee – S&N 185-186

Resents paying electric bills for people staying at CORA year round. She would like them to pay their share of the cost.

Mary stated she has looked at old electric billing going back to 2013 to determine if billing had ever been done based on poles. The accountant can easily change billing to be based on poles if the lots tied to the pole can be identified. She also searched the plat maps in the barn without success and Ric Jefferies is trying to locate plat information in his personal files.

Rentals – Kristie reported she felt the Rules and Regulations covered the rental issue. No short or long term rentals are allowed.

Ken Derby S&N 91 Wants a definition of Full Time Vs Permanent

Marlene Jones S&N reported anyone can stay and follow the rules by just staying every other week.

Sue Shaw – DSP 73

Asked Joyce for cost of mediation (600), Trash (1,500), Ditch (5,500), Cameras (7,500), and Insurance (referred to P&L as CORA as many insurance policies)

Wants a review of water signs at CORA as she feels they are incorrect. Ric Jefferies will review documents.

Marge Pierce

Cemetery care volunteer is needed. Steve McClain is selling.
He has all permissions necessary to maintain the property.

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Flag is new this year – just take old one to VFW and they will replace it.
Sandy Benavidez

Reminded all the banners had still not been found

Meeting adjourned with motions by Kristie and Ric.

Approved by:

Board Member signature Mary M Grove
Mary Grove, Secretary