

CAMPGROUND OF THE ROCKIES ASSOCIATION
BOARD of DIRECTORS MEETING
Conference Call: 515-606-5353 Access Code: 889145#
18 September 2019 – 6:00 P.M.MST

Board Members:

Present: Mary Grove, Randall Whisenhunt, Mark Wiseman, Joyce Derby, Carol Abbott, Ric Jefferies, Patti O'Donnell

Absent:

Owners: Don & Susan Eccles - SN 14

Milt Shaw - SN 216/217

Marge Pierce- DSP 14

Melissa Olston - DSP4

John Ludwig -- SN

Jay Talley - DSP

Sue Shaw - DSP 73

A. CALL TO ORDER

- a. Meeting was brought to order by Mary Grove at 6:00 pm
- b. Carol reminded those on the phone of proper phone etiquette

B. PLEDGE OF ALLEGIANCE

Mary asked if this could be by passed since it was a conference call. The owners/board agreed.

A. MINUTES OF 08 August 2019

- a. The minutes were approved as written by Ric and seconded by Patti

C. President's Updates

- a. Mary briefed the owners on the Team concept the board is implementing and openly working together on. It involves the board positions, At Large, being paired with other positions for support and to obtain knowledge of how the board functions. Patti O'Donnell will be working with the Treasurer (Joyce Derby) and Ric Jefferies will be working with the Facilities (Mark Wiseman). The board will be working with each other to accomplish what needs to be done.
- b. For communication needing to be sent as information purposes to owners CORA News will be utilized which is currently sent from the CORA office by the Care Takers. The information in these emails will be approved by the board and then the Secretary will give the approval for the information to be sent out. CORAFolks is for personal statements only and if a board member is to make comment on it needs to be very clearly stated it is on behalf of the owner and not from the board.
- c. Mary described the facilities project plan list that has been created and how it will be used by the board. The plan will be posted in the Board Google document folder for all future Boards.

D. CARETAKERS REPORT

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- a. It's been an interesting 5 months. We continue to learn. We have started a new chapter without our camp-hosts. We had a farewell dinner with Dave and Brenda and Terry and Kathy at Quincy's in Buena Vista. They have helped us a great deal this summer.
- b. We make our rounds together and clean service centers along the way. We work together on many office tasks. We are working on some outside projects before it gets too cold. We are currently staining the fence at the CORA house, then refurb the shed.
- c. We are working on a better dumpster situation, considering bear proof.
- d. We are lining up work to be done on the pool. Mark can elaborate.
- e. The old mower has been traded in for a new riding mower.
- f. The sewer is working well after improvements were made. The Septic Tank will be pumped on Monday, September 23rd. This is an annual project.
- g. Fire hydrants and personal hydrants are in the process of repair and rebuild kits.
- h. Buffalo Peak Reservoir is undergoing some work on sediment collection, weir, and correcting the flow of the inlet stream. We have many smart, competent people working on it, with little need for help from CORA.
- i. Metal Pile- Art is having back trouble. Hopefully we can get him here a week from Saturday. Not a sure thing. We are getting items dropped here such as a mattress that shouldn't be.
- j. We are saying goodbye to many for the season!

E. FACILITIES REPORT

- a. The pool is needing to be replastered and the drain needs to be inspected which is scheduled to be looked at on September 24, 2019.
- b. The rebuild of the masonry pump is approximately \$5000.
- c. The electric meters in the shop have been looked at. There is 1 new one and several old ones. At this point the cost hasn't been evaluated whether it is more efficient to buy new meters or have the old ones rebuilt.
- d. The boiler needs replaced. There was discussion about using the new water heater system. Aquatech has installed these types of systems in the past. The question was asked if the amount of minerals that are in the water could clog up the system quicker than a normal boiler system? Per Mark, Mark Stuckey didn't think it would cause any issues.
- e. The breaker panel for the sewer and fuse are being researched through Chris.
- f. The spare keypad for the gate is completely different and doesn't work with the current pad. The current pad has been looked at and is working satisfactory. Owners just need to take their time entering the pin.
- g. Raphael is scheduled to do the plowing.
- h. The violation affecting SN2 has been cleared up.
- i. Mark asked if the verbiage on the gate sign of when the phone will be answered up until 10 pm be lowered to 8 pm. JP signs can make the change at a reasonable price. Ric made a motion to make the change and it was approved by the board.
 - i. Randall asked if the faded speed limit signs could be changed since they are faded. Randall mentioned that he has 2-15 mph signs and Mark has 2-10 mph

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signs. Between the two of them they will review the current posted signs and replace the worst with the new existing signs on hand. This will cost CORA \$0.

F. TREASURER'S REPORT

- a. Vendor Report
 - i. \$28,000 recorded but with items still outstanding from Velocity and the work done on the pumps it will bring it up to approximately \$40,000.
 - ii. Sue Shaw asked about the status of the Cash Flow report? Joyce has asked Amanda will have it posted to the website in the next week. Amanda and Joyce have not been able to locate the report Danny referenced in the Annual meeting. Amanda has created a manual report using August information up to mid-August. Joyce has requested a report from QuickBooks rather than a manual report.

G. COMMITTEE REPORTS

- a. There were no reports given since there was no representation for the committees.
 - i. Randal reported Frank Salvador is the Facilities Committee chairman.

H. OLD BUSINESS

- a. The 'Did You Know?' articles to be continued
- b. Quarterly Board Meeting Recap to be continued
- c. The missing Financial books from Office have still not been returned. Going forward the books will be locked and must be requested.

I. NEW BUSINESS

- a. Meeting schedule for winter
- b. Attorney will be contacted about wording for leasing, ATV/golf cart use, permanent/ full time, and adding back consequences of rules violations stripped from 2000 Covenants. This will allow for full membership review and vote by item.
- c. Project Plan with current assignments
 - i. Randall – Audit portion of the Facility Committee by gathering a list of needed repair items and will be attending the annual Water meeting.
 - ii. Patti – Gate Software
 - iii. Mary – Investigate process and identify companies needed to plate electric in S&N.
 - iv. Question was raised as to how the project list is to be handled. Do we want to publish the projects with assignments and update monthly? The list will grow constantly. It will be in the Google Doc folder for our use.

J. 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.*

Sue Shaw DSP xx

Sue strongly expressed frustration the report the Accountant said we could have is not available.

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Joyce attempted to explain the report is not available from QuickBooks. The report Amanda has been attempting to create manually has not been updated. Financial reports should be produced from QuickBooks.

Sue wanted CORA to look at new Accountants if current ones cannot provide the reports she wants.

Sue requested detail agendas be published prior to Board meetings.

All agreed this should be done. Mary requested the other Board members submit their items two weeks before the meeting. The agenda will be emailed out on CORA News.

Marge Pierce DSP 14

Expressed concern the pool was totally drained and asked why.

Mark explained the pool repair company needed the pool to be totally drained to inspect/repair the bottom drain

Marge explained the pool will heave and more damage can occur without water. Mark expressed his opinion the repairs will be totally completed within several weeks.

Melissa Olston - DSP 4

Requested the kilowatt charge be added to statements. Her neighbors report different charges.

John Ludivig reported that every meter may have a different charge depending upon the installation date by IREA. This is totally out of CORA's control.

K. ADJOURNMENT