

## **CAMPGROUND OF THE ROCKIES ASSOCIATION**

### **BOARD of DIRECTORS MEETING**

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

16 October 2019 – 6:00 P.M.MST

#### **Board Members:**

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

#### **Owners:**

Jim & Wendy DSP65  
Chuck Titus DSP 23  
Charlene Brown DSP 59  
Melissa Olston - DSP4  
Sue Shaw DSP73  
Gary Hollingsworth DSP90  
Tom &  
David DSP 62  
Susan & Don Eccles SN14  
Jay Talley DSP41  
Bruce & Jasmine Elliot (Caretakers)

#### **A. CALL TO ORDER**

- a. Meeting was brought to order by Mary Grove at 6:00 pm.

#### **B. PLEDGE OF ALLEGIANCE**

- a. The pledge of allegiance was given by Randall Whisenhunt

#### **C. INTRODUCTION OF BOARD MEMBERS**

- a. Mary acknowledged each of the board members and their roles on the board.

#### **D. MINUTES OF 18 September 2019**

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

#### **E. CARETAKERS REPORT**

- a. What a beautiful day at CORA! It has been getting very cold at night, but I'm told that we can expect much colder. We are preparing for winter. We have warm clothes thanks to kind friends and good sales.
- b. We have checked areas that need heat and checked vehicles, etc. for coolant/antifreeze.
- c. We will be watching temps closely the next couple of weeks to determine winterizing the upper campground. We are planning to close A, B, and C the end of October. We have already had one valve freeze and burst. Tim Zingler and I repaired that.
- d. Most owners are gone for the season. We enjoy the ones that are still here and the occasional visitors.
- e. We are still working on the best situation for the dumpsters to help Bear proof them.

- f. The new riding mower had a snow blade put on it yesterday.
- g. Paint will be taken to the Thrift store/ Senior center in Fairplay. Larry (President) said they would put it to good use.
- h. Used oil is being taken to the truck shop south of Fairplay to be used in their heaters.
- i. The pool is a project that has involved a great deal of time and discussion. We will be having it replastered in December by a quality contractor out of Kansas City, MO. I will let the board address this situation further.
- j. Sewer system is working well. Water system is working well.
- k. Fire hydrants and personal hydrants are still in the process of being repaired. Stan with Dana Kepner out of Denver will hopefully show up soon.
- l. I have helped John Adams on the reservoir parking lot. We have scraped an additional 100 yards to the west of the existing parking lot. John and I, under approval of Denver Water Board took hoes and worked on the flow of the inlet stream. Weir work began yesterday

#### **F. FACILITIES REPORT**

- a. Pool – status of estimates and work
  - i. Drain & plaster status – Once the pool was drained it was noticed that it did need to be completely plastered. The drain hole which was dug out in September was filled back in with cement.
  - ii. Mid America was chosen to complete the work on the pool and would be doing the work in December.
  - iii. For the interim the pool was refilled until the work starts in December. Having water in the pool prevents it from lifting and cracking due to dryness.
- b. Boiler – Will be replaced once the pool work is done.
- c. A facilities report was tabled until the November meeting since the Chairman was absent from the meeting.

#### **G. TREASURER'S REPORT**

- a. Changes to P&L to provide more information
  - i. \$247,000 in the operating account. At this time no money has been moved to the reserve account yet.
  - ii. 170 owners have not paid leaving approximately \$178,000 not paid. Owners can do installments with the first due the end of October and final due in November.
  - iii. The vendors expenses from September 1-October 15th are \$18,700 with a \$10,000 electric bill for a total of \$28,700. The pool and boiler will be a large expense.
  - iv. Possible issues with allowing split payments
    - 1. This was not discussed at the meeting
- b. Sewer Repair Payments to date
  - i. No electrician yet. Pump is paid.
- c. Amanda still hasn't completed the report which was asked. Joyce is working on designing a report to meet the needs of the owners. She is hoping to have the report completed, if she can make it work, in the next couple months.

## **H. COMMITTEE REPORTS**

### **a. Facilities**

- i. Frank was unable to attend the meeting but did ask to be placed on the November meeting. Frank did have a question for Mark. Does the fence need to be power washed or just scrapped? Mark felt that the fence didn't need to be power washed but that scraping it would suffice.
- ii. Any work to be done on the fences would start in the spring.
- iii. Fences – Ric Jefferies made a motion to defer any action regarding the painting of fences until Frank, facilities committee chairman, can address his issues at our November meeting. The motion was seconded by Patti O'Donnell.

## **I. OLD BUSINESS**

- a. Facility Audit status – Nothing has changed at this time.
- b. S&N Electric Plat status – Currently, trying to identify a company to see who can do this and companies that do this type of work for CORA. The project will not be funded this year, but information is being gathered for future use.
- c. Project List on website – The facilities project list is still being worked on. Once it is finalized it will be added to the website for owners to view.

## **J. NEW BUSINESS**

### **a. Insurance – General & Auto**

- i. Submitted the signed letter and should be hearing in the next couple of weeks on what the full policy could include.
- ii. It was asked if we have other Brokers for alternative bids. Ric didn't have any names at this point but could give the board some names to investigate. Mark might have a broker name as well and work with Ric.
- iii. The survey which was filled out by Mary should be referred to other brokers to see if CORA can receive better rates.

### **b. Neighbors Helping Neighbors**

- i. A program which neighbors would be matched up with CORA neighbors who are unable to do some of the manual work on their properties, attempting to keep CORA clean and line with fire mitigation.
- ii. Randall is taking the lead on the project and is still working on the plan still. Because of legal issues, CORA is acting as a facilitator only on this project.

## **K. OWNER COMMENTS (non-budget subjects)**

*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.*

Sue Shaw DSP73

Thanks for the outstanding financial report Joyce. It answered the questions.

Jay Talley DSP41

What did we decide to do with the pool drain?

Upon inspection it was decided not to do a new drain because of good flow and circulation. We are going to continue as normal since greater circulation is not needed at this time.

**L. ADJOURNMENT**

- a. Ric made the motion to adjourn with Patti seconding the motion.