

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD of DIRECTORS MEETING MINUTES

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

Board Members:

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

Owners:

Bruce & Jasmine Elliot (Caretakers)
Karen & David Pulley-White SN 241
Lori Kliethermes SN 86
Sue Shaw DSP 73
Pat O'Donnell DSP 4
Shawn and Carmen Kuta CS 3
Don & Susan Eccles SN 14
Jay Talley DSP 41
Thomas & Deborah Abernethy DSP 56
Chuck & Lois Titus DSP 23
Michelle & Graham Carroll DSP 1
Milt Shaw SN 216/217
Frank Salvador SN 289

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 16 October 2019

b. The minutes were approved as written by Ric and seconded by Mark

E. CARETAKERS REPORT

1. Winterized the upper campground
2. Received the new dumpsters from Chaffe County Waste
3. The snowplow was broken but with Raphael's help to install the new brackets it is working once again
4. Electrician - Sewer Plant and upper pump
5. Hydrant repair is being done
6. Replacement Electric Meters
 - a. Contacted IRA to see if the old power meters can be restored. They said they dispose of them.

- b. Gordon Electric can supply new meters
- 7. Pool repairs will start in January
- 8. The metal pile was removed once again.
- 9. Interim Caretaker
 - 1. With the resignation of Ralph, we haven't been able to find a new one but are meeting with potential candidates.
 - 2. Kathleen and James Fiedler came and to fill out applications. The Executive board will meet to discuss the personnel issues with the applications

F. FACILITIES REPORT

- 1. Boiler
 - a. Mary asked Mark if we have received any estimates on the boiler. Bruce mentioned that he has received an estimate for the boiler. This will give us three quotes to review on purchasing a new boiler.
- 2. Waste Disposal Contract
 - a. The new trash company, Chaffee County Waste, has delivered four new bear proof containers on 11/15/19. They're current schedule will be to pick up on a monthly basis during the off season. Starting in late spring (weather permitting) they will go to a weekly schedule. It was a board decision not to place any trash containers in the upper campground until the Spring. This is because Mountain View will go up the mountain in the winter due to safety concerns
 - b. Mary explained further to the owners on why the dumpsters are not in the upper campground during the winter which is primarily due to safety concerns.

G. TREASURER'S REPORT

- 1. Issues with Billing and late fee decision
 - a. With this year's billing on the electric and HOA has had many issues. The billing mentioned about paying in two installments and late fees were being handled incorrectly. The billings confused several owners and as a result the Board is waiving the late fees because of the confusion. Owners are still required to have their full payments sent in and received by November 30, 2019. If not, late fees could be accessed at that time.
- 2. Sewer Repair Payments to date
 - a. All the bills for the Sewer have been paid in full and nothing is outstanding at this time.
 - b. The electrical on the sewer has been recommended to be updated in the future but it is working okay. The electrician did look at things in the upper campground and will be compiling it into a report of recommendations. His inspection was very thorough in looking at items and taking pictures.
- 3. Collections to date
 - a. Approximately \$40,000 is outstanding in unpaid assessments (electrical and HOA). This is up from last year, but owners still have time to submit payments by the end of November. Starting December 1st anyone not paid will be called by Joyce and Jasmine.

4. Reserve Account
 - a. \$140,000 is in the reserves with \$40,000 transferred to cover the pool cost which will be taking place in December and January.
 - b. Joyce let owners know that it costs about \$20,000 a month to keep CORA running.
 - c. The hydrants bill is outstanding. It was decided not to pay this bill until the remaining work has been completed.
 - d. Mary explained how the money is transferred into the reserve account as a normal practice. As a result of the pool cost growing, some of the reserved has been moved to operating to help cover the cost.
5. The vendor sheet was sent out via CORAfolks to members the day of the meeting for owners to review. The P&L was not sent out ahead of time because of some of the information being inaccurate.

H. COMMITTEE REPORTS

Roles and Rules of Committees

Committees act as advisors to the Board

Committees cannot take independent action without Board approval/oversight

1. Facility Report from the Facilities Chairman
 - a. No report was given

I. OLD BUSINESS

1. Project List on web site
 - a. Mary is still working on this and apologized that it hasn't been uploaded. She is trying to include new information from Randall so that it is a full and comprehensive report
2. Insurance – General & Auto
 - a. The board is looking into other Insurance company's to see if CORA can locate a cheaper policy but with the same type and/or better coverages.
3. Neighbors Helping Neighbors
 - a. Randall is taking the lead on this project. He is working on creating form letters that can be used to send out to owners. Randall is also evaluating the common ground areas to see what type of work does need to be done and the needs in doing so.
 - b. Timberline was contacted on 11/20/19 who can help CORA with the fire mitigation. He would like the board to discuss using them further and ask for a free quote. As part of the cleanup it was suggested to have the shopped wood used as firewood for owners by having it dropped off in a central location, possibly around the barn area to be used by lot owners.
2. Joyce was approached by the sheriff on what CORA has done in regards of fire litigation. They are very concerned and want to make sure CORA is taking the appropriate safety precautions.

3. Joyce will contact Hartsel, who has a woodchipper and can be used free of charge. She is going to try to schedule the woodchipper to be used in CORA in July and September. Any of the chips can then be recycled and used at CORA for landscaping needs.
4. Fence Painting proposal from the Facilities Chairman, Frank (tabled from the October meeting).
 - a. Frank had asked prior to the October meeting to discuss painting the fences. However, he wasn't present at the October meeting and wasn't present again at the November meeting. Ric made the motion to remove the painting of the fences from the agenda moving forward.

J. NEW BUSINESS

1. Accounting services
 - a. The Board is researching other accounting agencies.

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.*

Milt Shaw

- Who is responsible for the statements for the electric and HOA?
 - The accounting firm is responsible for creating and sending out the statements.
- Does the accounting firm have any financial responsibility in the delinquent amount?
 - Unfortunately, No. Regardless of errors on the billing owners were still informed and knew their payments needed to be received in full by November 30th.
- Does the board know what percentage the \$40,000 is of all the billings that were sent to owners?
 - Joyce is not sure what the percentage is.
- In terms of fire mitigation, what are they going to be doing? Is this just the common areas or other areas? (directed to Randall)
 - It is just going to be the common areas and not the individual lots. People are not allowed to come onto lots without the consent of the owners because it is private property. It would be great to create a community firewood pile that was discussed earlier. The whole project is designed to cleanup CORA.
- Why aren't we going back to the property owners and make the owners responsible for keeping their lots safe and clean?
 - The board can't speak for what has happened in the past, but the current board is working on taking an active role by creating from letters that can be sent to current lot owners outlining violations. The form letters are being worked on by Randall and is backed up by the articles of incorporation and bylaws for which every owner was given when they purchased their lot. These are accessible on the CORA website and

in the CORA office. The information Milt did in the past year is also being used and helping in our current process.

Lori SN86

- Are recycle bins a possibility with the new trash company?
 - The new company does have a recycle program, however, they do not offer it Park and Chaffe counties.
 - RORA does have a program which is used just for them through their HOA, but CORA residents would be unable to use it because they would be trespassing.
- Has there been talk about having lockers in the restrooms where people could rent out to store items?
 - Lori was asked by Mary to send her question and examples to the board at mailforcoraboard@googlegroups.com. She had no problem in doing so and would get it sent in the next couple days.

L. ADJOURNMENT

1. Ric motioned to adjourn the meeting and seconded by Patti.