

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD of DIRECTORS Meeting Minutes

11 July 2020 – 10:00 A.M.MST

Board Members:

Present: Carol Abbott, Patti O'Donnell, Joyce Derby (via phone), Mary Grove

Absent: Randall Whisenhunt

Members who announced themselves:

Alex and Patricia De La Codova
(Caretakers)

Steve & Kim McClain DSP76

Patrick O'Donnell DSP3

Milt Shaw SN 216/217

John Tidwell SN 19

Ken Derby SN 91

Delles Schneider RGS 27

Jay Talley DSP 41

George Vogler SN 87 & 88

Buc & Melissa Osten DSP4

Larry Chiuppi DSP 24 & 25

Dan Grove CS41

Tom Abbott CS14

Ronald & Patricia Chichester CS42

Bill Smith DSP55

Don & Susan Eccles CS14

Minor & Laurie Gatson DSP29

Brad & Mary De Sandro SN164 & 16

A. CALL TO ORDER

- a. Meeting was brought to order by Mary Grove at 10:00 am.

B. PLEDGE OF ALLEGIANCE

- a. The pledge of allegiance was given by Mary Grove

C. INTRODUCTION OF BOARD MEMBERS

- a. Mary Grove acknowledged each of the board members and their roles on the board who were present at CORA and on the phone.

D. MINUTES OF 13 June 2020

- a. The May minutes were approved by Mary Grove and second by Carol Abbott

E. CARETAKERS REPORT

a. ALEX (Facilities Report)

This month has been a hot one for us. We have been staying busy doing various repairs. We have also been planning and working toward solutions on a few problems. Our internet Entry point has been resolved. We do still have some equipment that needs to be replaced. To my understanding we will be replacing the equipment here at the clubhouse and adding equipment at the barn/shop to improve connectivity for RGS.

Our next project this month was getting the pool remodeling completed and open. This project took priority this month. We had to brush the pool at least twice a day to help complete the finish on the pool. We also had to get the Pump - filter connected, turn on the boiler and get the chemicals correct for opening day July 4th. We are currently taking reservations for pool use.

Water and Fire mitigation has also been on our agenda. We have working on a plan to improve the drain ditch that run along RGS and appears to have caused some problems in the past. We did have an engineer come take a look and should have a plan for us by next week. We did start removing trees that had fallen or had died in the drainage ditch.

We started removing trees that either had an illness or in some cases restricting others from growing. This will also spread out the trees and help us better protect CORA from excessive fuel in our forest. We currently have been receiving volunteers to help with the removal of trees and we are also looking for more volunteers. I do not want to sugar coat the job, but we do have a lot of fun. I would like to recognize the few volunteers we have had so far. Tom Abbot C&S 14, Ken Derby S&N 91 and Mike Vigil DSP 2. These guys came out and were a huge help. We were able to increase our production from 3-5 trees with 2 guys to 9 trees per day with up to 5 guys. This week we were able to remove 27 trees in 3 days. We have also had a volunteer that cannot do the physical part of removing trees. Jay Talley has offer to provide to the volunteers a Steak and Potato Dinner at the end of season. Thank you Jay.

The last project we have been preparing and staging material to complete is the repairs to the “At-Risk Freeze Points” for S&N. We are planning in the next couple of weeks to have repaired the weak points and provide us all with a better piece of mind on our water system.

In closing I would like to ask everyone to pay attention to our driving speeds and dust picking up. If everyone would like we could place a bunch more speed bumps and slow things down. The last reminder will be to not place inappropriate garbage in our dumpster. Please read posted signs at the burn pit for what we can burn. The fines will eat up your budget.

We did spend a total of \$812.40 in supplies needed for repairs this month.

<i>Preventative Maintenance</i>	<i>General Maintenance</i>	<i>Repairs</i>	<i>Future Planning</i>
Chevy Maintenance Oil Change & Air Filter	Electrical Setup at 270 for WiFi	Fixed water Leak and flooding at C&S	Moving Material towards S&N Water Low Point
Resolving Internet Provider Issues	Pool Filled & Pool Setup	Fixed Dryer Exhaust C&S	Fire Mitigation
Discovered Problems With Generator Backup	Mowing	Replaced Outside lights Service Center C	
Service Center Shower Drain Cleaning	Monthly Meeting Setup PA & TelCom	WiFi Repeater Installation	
Adding Fan to boiler Room	Road Grading	Toliet Repairs Service Center B,C,A	
Changing Locks office and front desk	Pool Boiler Setup & Turn On	Multi plumbing Repairs SC ABC	
	Float Floor for Pool Bathroom Entrance	Working on starting Ford 250	
	Floor Prep for Pool Bathroom	Archery Landscaping and Repairs	
	Light Adjustment in Service Centers ABC		

b. PATRICIA DE LE COVA (Office Report)

- Did daily basic office chores; went to the bank, answered phones & emails, did cleaning, picked up mail, processed propane payments, etc. Mail is picked up by the office staff on Monday and Friday If you would like to pick up the mail any other day, just swing by the office and signup for mail pick up.
- Storage: If you would like to park a boat, RV in the Dry storage area you need to fill out the storage paperwork in the office and Pick up a parking pass. The first 30 days are free and then \$35.00 per month. Please do not just park a vehicle in storage
- Propane is filled daily between 8-12pm for same day pickup or can be dropped off after 12pm for next day service.

- Spoke with Shelia Cross, Director of Development Services for Park County regarding building codes, restrictions and authorities of CORA. She clearly defined what is acceptable, what we can permit and what will require permitting from the County. This conversation opened up a wonderful dialog between CORA and Park County that is easily accessible to us. We updated all of the "Structure/Construction Request Forms to reflect the updated information from Park County.
- Workampers – All of our Workampers are here and doing a wonderful job. We have Cindy & Bill located at SC-C, Taylor & Nick at SC-A and Lilliana at CS
- We printed and organized all the papers and envelope labels needed for the Envelope stuffers for the annual mailings. Special Thank You to everyone for their assistance.
- Reconciled June's bank statements, scanned and filed away.
- Processed June's receipts, scanned, and filed away.
- Contacted tenants with courtesy notifications regarding awnings being left out, propane tanks expired/needing re-certification's. We also obtained liability waivers from several owners for dead tree removal.
- We have been continuously monitoring the toilet paper usage and paper towel usage in the bathrooms. We still are seeing excessive usage and paper towels being used as body towels for after showering. Please bring your own towel to dry off with. Paper Towels are for hand drying not bodies.

c. Volunteers needed – guidelines

- i. Volunteers are needed to help clean up CORA. Per CORA's insurance policy volunteers can't use CORA equipment and will need to sign a waiver in the office. For more information contact the CORA office.

d. Roll off dumpster

- i. The board is looking at having a roll off dumpster by 7/18/20. Chaffee County is unable to assist us since they are only allowing Chaffee County residents service. Currently, researching other companies in the surrounding area.

e. Metal pile

- i. The metal guy is being scheduled to come pick up the metal scrap from CORA. Once it is scheduled volunteers are needed to help load the truck.

f. Wood chipper – guidelines

- i. Was not discussed at the meeting

F. FACILITIES REPORT

a. Ventilation – S&N

- i. The service centers are still in need of proper ventilation. This is a project being scheduled for the winter.

b. S&N Service Center upgrade plans for this winter

- i. All the service centers will have several upgrades done over the winter which will include painting, sheet rock, and other minor repairs.

c. WI-FI

- i. The WiFi is currently and consistently being worked on. Current upgrades are taking place in C&S. It is encouraged that if you are not using your devices that they be disconnected from the Wi-Fi so that others can effectively use the Wi-Fi.

d. Fire Mitigation

i. Pros and Cons of Fire Wise Community Project

ii. Status of Project Plan by CSU

- CSU has provided information about the work needed at CORA.

- We received a matching 20,000 grant from XXX. to assist with the cleanup.
- The work hours our volunteers perform count toward our portion of the 20,000.

e. RGS – Canyon options being explored

- i. Erosion and flooding have damaged the ditch running along the road adjacent to RGS. Looking at bringing in an engineer to give CORA a report of what should be done, and costs associated with the repairs.

f. S&N Electric pedestals

- i. Alex is inspecting the electric pedestals, a few at a time. If there are issues, he is sending courtesy notices to owners with recommendations. The issues being found are safety concerns. Fairplay does have an incredibly good electrician that has done some work at CORA. His name is Randy Tingle and is very responsive to requests. His business card is in the CORA office.

g. Water tank report – options being explored

- i. In the last inspection some slight flaking was discovered in the tank but is nothing serious or causing a major concern leading to the tank needing to be replaced. It is something for CORA to watch and take note of in the next inspection. When the tank is replaced, probably in the next 5-10 years the pipes will need to be replaced.

G. TREASURER'S REPORT

a. P&L loaded to web site

- i. Currently, recategorizing some expenses. For the month there has been about \$19,000 in expenses. More expenses are expected during the summer with the trash being a big expense.
- ii. The current P&L is being loaded to the owner section of the website.

b. Trash – abuse, options available, cost

- i. The trash is a big issue!! The board and caretakers are looking into providing a roll off dumpster by 7/18/20. Having the dumpster could cost CORA at least \$1500 each time it is emptied.

H. COMMITTEE REPORTS

a. Budget Committee Progress and dates

- a. Started meeting in June and continues to meet. They are working on making some final adjustments to their proposal and will present it to the board.

b. Social Committee

- a. The social committee is not meeting this year because of COVID-19. However, if you would like to join the committee for future planning there is a sign-up sheet in the clubhouse.
- b. The social calendar is being transitioned into a single CORA Event calendar since there are several events taking place at CORA in August. Some events coming up include:
 - i. A stuffing party for the second mailing on August 1st. The time is TBA
 - ii. Meet the candidates running for open board positions – Saturday, August 8th at 3:00pm and Sunday, August 16th at 10:00am

c. Facility Committee – petition for rename and purpose

- a. There was discussion about renaming it and the purpose, but nothing has been brought to the board.

I. OLD BUSINESS

a. HG Management Company

- i. This has been cancelled as most members have stated they do not want the extra charges and would vote it down.

b. Thefts and break-ins

- i. Several break-ins have taken place on CORA property over the past month. The Caretakers are making daily rounds at least 3x daily checking on lots but owners are encouraged to stay vigilant and if something looks weird to report it to the office.

J. NEW BUSINESS

a. Park County Ordinance 20-01

- i. This is a huge issue affecting Park County and what is considered vacant land. Within the ordinance it is referring to vacant lots and only allowing people to camp on them for 90 days a year. Mary has spoken to Park County officials and even though CORA is on their list it is not their main targets. In fact, officials are rewriting part of the ordinance so that it is clearer and allows CORA to continue as they are which is allowing owners to be on lots for 6 months in a year.

b. Licensing a vehicle in Park County – State regulations

- i. If you are attempting to license a vehicle in Park County by having property at CORA be prepared to be turned away. CORA is not considered a permanent residence and to license a vehicle there needs to be a permanent residence available.

c. Faucets on Workamper lots

- i. It was discovered that owners are trespassing on the lots used by Workampers. These lots are given to the Workampers and follow the same regulations as owner lots. The water faucets are there ONLY for the Workampers to use and not Owners. The Y joints have been removed. Owners need to use the water faucets available at the service centers. If it is not on your lot then don't go on the lot. It is considered trespassing!

K. OWNER COMMENTS (non-budget subjects)

a. Alure Schneider RGS27

- i. What is the status of the white elephant table?
Mary – The white elephant table hasn't been set up this year because of COVID-19 for the most part. Also, the Ludvig's, which have run the table in the past have sold their lot. The new owner of their lot has elected to take the table over.

b. Delles Schneider RGS27

- i. Extended a huge thank you to Jim and Alex for cleaning up the cemetery by July 4th. It looked great!

c. Carol Abbott CS14

- i. Thanked the Workampers, caretakers, and owners for all their hard work and dedication to cleaning up CORA and working as a team to make CORA a great place to visit.

L. ADJOURNMENT

- a. Patti O'Donnell made the motion to adjourn the meeting and was seconded by Mary Grove.