

**CAMPGROUND OF THE ROCKIES ASSOCIATION**  
**BOARD of DIRECTORS Meeting Minutes**  
***21 October 2020 – 6:00 P.M. MST***

**Board Members:**

Present: Carol Abbott, Patti O'Donnell, Mary Grove, Mark Scofield, Delles Schneider, Joyce Derby, Melissa Osten

Absent:

**Members who announced themselves:**

1. David ? DSP?
2. John Tidwell SN19
3. Susan & Don Eccles SN14
4. Jimmy Godby SN252 & 253
5. David Needham SN283
6. Pat O'Donnell DSP 3
7. Milt Shaw SN216 & 217
8. Eugene & Tom Abbott CS14
9. Chuck Titus DSP23
10. Bill & Linda Brewer CS17 & 18

**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 Delles Schneider

**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 not present.

**D. MINUTES OF 20 September 2020**

- a. The September minutes were approved by Patti O'Donnell and seconded by Delles Schneider

**E. CARETAKERS REPORT**

- a. Alex (Facilities Report) I will start with the metal pile or what should be a metal pile at this time. As many of you know we started a trash and metal pile this year to help CORA members be able to clean up their lots. We had an overwhelming turn out with trash and metals. In previous years the scrap metal prices were much higher than the current market. This year we have contacted numerous times to get the previous scraper out here with little follow through on their part. We have begun the search for other folks or companies. We have even tried different charities to see if they

would be interested. Right now we are discussing a possibility with a company that does not usually pickup but are considering the pick up as we speak.

The gate has been our priority this month. We discovered in the process of uninstalling that the previous unit did not have any ground connected to it. This was probably the cause of our gate getting destroyed by lightning or surge. To avoid future problems we added a grounding rod at the gate and included the whole gate system under Ground Fault Protection. We also removed and cleaned out the spaghetti of wires that were placed any which way and a bunch of abandoned wires as well. We are placing each gate feature wire into separate labeled junction boxes for future repairs. We had to make two trenches, one 60 feet long for the exit controller and 15 ft trench to run power to the new network and gate camera system. We also repainted the gate giving it a crisp look. We have done some other minor repairs to better streamline the installation. Now some bad news, some of the components we had received were not going to do the things we needed. We had to return a couple of components and replace them. They are in transport as we speak. We are getting everything ready to connect the final components when they arrive.

We are live with our new camera system. We were able to acquire a much more advanced system. We are able to have eight more cameras than before. We are also using the wireless wifi bridges to throw video from different parts of the park. This system will allow us to connect via wifi even up to the bathhouses in S&N. I am not big on cameras but they do help in various areas in managing CORA. We do have the AI Camera working at the gate. This camera has facial recognition, body count, heat sensors, It has tripwires and even lets us know if someone is standing there too long.

We have two major plans for S&N this year. The first one is to go through each of the bathhouses changing lights to LEDs. We will be adding a fresh coat of paint on the stall partitions and replacing broken stall hardware. We will also be painting the walls and doors. The second project for S&N will be figuring out which transformers power which lots. This will allow us to better evaluate the current power situation and better judge any future needs.

The Facilities Audit has been completed. A great big Thank You to Larry Chiuppi for all his hard work and dedication. This was about an eight week process so you can see what I mean by dedication. We will be utilizing this to better service and better financially plan for future improvements.

**b. PATRICIA DE LE COVA (Office Report)**

1. 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 sign up for mail pick up.
2. Reconciled September's bank statements, scanned and filed away.
3. Processed September's receipts, scanned and filed away.
4. We have had several new owners bring in their paperwork for processing and several title company closings as well this month. So a "Big Welcome to CORA" to all of our new owners.
5. We completed the inventory for Caretakers House which was the last part needed for the Facilities Audit.
6. September was the CORA Food drive. We collected 4 bins of food and donated it to the Food Bank in Hartsel, CO. Great job everyone!!
7. With the gate being open and a few incidences on property, I have spent numerous hours monitoring and looking back at video footage.
8. It is HOA Dues & Electric Payment Month. All invoices were sent out last month. We have had some returned mail and invalid email addresses. If you have not received your billing, please contact the office to update your information.
9. We are accepting Credit Cards for payments. Please note that there is a 4% surcharge added to all charges. This is the amount charged to CORA by the Credit Card processing company. There is NO profit in this surcharge for CORA.
10. Please remember to notify the office of any guest on your property, remind them to sign in and please provide them with a copy of the Rules and Regulations. We keep copies in the Foyer of the Clubhouse as well as the Sign in sheet.
11. We have transitioned into Winter Hours; The office is Open Sunday-Saturday from 9-12 pm.
12. Notice: I did want to mention that if you have lost any items, jewelry, phones, etc we do keep a lost and found in the office. We do have several items of value that have been turned in and if you have lost anything please give us a call.
13. Notice: If you see anything suspicious, please contact the office. Give us a call, if no answer leave a voice mail, send an email. We can't do anything if we don't know.

## **F. FACILITIES REPORT**

### **1. Fire Wise program**

#### **a. Status of Project Plan by CSU and required actions**

- i. Firewise professionals did not attend scheduled 10/16/20 meeting at CORA. Carol Abbott will follow up.

#### **b. Matching grant status and required actions**

Not discussed.

#### **c. RGS – discussion of using engineering company**

No update since Carol reported the engineering firm is drafting a plan plus cost estimate.

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

1. Annual fees coming in slowly, As of today 150 owners have not paid. Late notices will be sent mid Nov. 2020.
2. Correction of errors to billing of accounts in arrears prior to 2019 continues.
3. Repair expenses from lightning strike were unexpected.
4. Profit and Loss statement is posted on CORA website.
5. Amerigas has new management, resulting in many billing errors to CORA recently.

## **H. COMMITTEE REPORTS**

1. **Facility Committee:** See Facilities Director report above, no additions
2. **Social Committee:** Inactive thus far in 2020, will need volunteers to restart
3. Seeking 'investment informed' volunteers
4. **Finance Committee:****Budget Committee:** Seeking volunteers

## **I. OLD BUSINESS**

### **1. Park County planning, zoning review of CORA and all camping facilities**

- a. Park County administrative decision is posted on CORA website.
- b. Campers can remain on lots during the winter.
- c. Lots may contain 1 shed.
- d. Decks are limited to 200 square feet, maximum height of 30 inches.

### **2. Board and attorney continue to address owners staying more than six months per year on CORA lots.**

### **3. Mary: Due to increasing fraud, Caregivers will no longer provide keys for private lots from the office to guests.** Owners with ID may access their keys from the office, and keys are available in the event of emergencies. Unanimous agreement by Board members to confirm this new policy.

## **J. NEW BUSINESS**

1. Joyce: Asked that owners onsite take pictures, videos of violations, encouraged owners to respect property rights in doing so. Thanked those who have already done so.
2. Carol: 70 members so far on new Facebook CORA group. Enrollment is limited to owners on deed, must answer basic questions to join FB group.

3. Owner Ric Jeffries reported the junk pile situation is “out of control.” Much discussion; dumping of construction materials that likely came from outside CORA, whether brought by owners or trespassers of the existing pile hauled away. Per Carol Abbott/Facilities, the previous scrap hauler agreed to come, made excuses, eventually declined to return due to low prices for scrap metal. Ideas discussed included cameras to record improper users, requiring staff to approve any dumping. Caretaker Alex said he continues searching for someone to haul the current pile away. Board members and interested parties will brainstorm future solutions.
4. Cindy Liles, RGS 36/37, asked for review of the need for flood mitigation and plans to protect RGS road from erosion. President Grove answered those questions.
5. Susan Eccles, SN 14 asked for clarification on the 6 month/year limit on lot use. President Grove answered that enforcement efforts currently are to prevent owners from permanently residing on CORA lots in violation of Park County law and CORA covenants..
6. Rebecca Rivera, SN 297/298, asked if service center security cameras will be inside restrooms. President Grove answered that cameras will only view and record service center exteriors, to catch and dissuade reoccurring theft and vandalism at service centers.
7. Rhonda Fritz, RGS 18, expressed appreciation for staff and Board.

#### **K. ADJOURNMENT**

- c. The meeting was adjourned at 7:06 pm by Patti O'Donnell, with Delles Schneider seconding the motion.