

**CAMPGROUND OF THE ROCKIES ASSOCIATION**  
**BOARD of DIRECTORS Meeting Minutes**  
**12 June 2021 – 6:00 P.M. MST**

**Board Members:**

Present: Carol Abbott, Delles Schneider, Mary Grove, Mark Scofield, Joyce Derby

**Members who announced themselves:**

- SN164 Brad DeSandro
- DSP3 Pat & Patti O'Donnell
- SN14 Susan & Don Eccles
- DSP44 Roy & Linda Danyew
- SN115 Ken & Cindy Pacheco
- SN19 John Tidwell
- DSP24 Larry Chiuppi
- CS56 Ralph McKie
- CS2 John Porter
- CS3 Shon Kuta
- CS41 Dan Grove
- RGS27 Allura Weimer
- CS14 Tom Abbott
- SN78 Kay Greenlee
- SN257 Mark & Nicolette Gonzalez
- DSP4 Melissa Osten
- SN91 Ken Derby

**A. CALL TO ORDER**

Meeting was brought to order by Mary Grove at 6:06 pm.

**B. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was given by Delles Schneider

**C. INTRODUCTION OF BOARD MEMBERS**

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

**D. MINUTES OF 21 April 2021 and 19 May 2021**

The minutes were approved by Carol Abbott with Joyce Derby second the motion

**E. CARETAKERS REPORT**

**Alex De LeCova (Facilities Report)**

This month has been exciting with Memorial Day weekend! We had many little things but still important steps to make sure things work smoothly. Some of the projects completed this month: Pool Boiler Service Completed and operating. The pool has been opened. We used the moisture from the rain to make some road improvement. More to be coming soon. We did place the speed bumps and they seem to be doing a much better job of slowing down cars and helping with dust control. As a reminder the speed limit max is 15 mph on the main road. Most streets are 5-10 mph. With Rain comes taller grass. We have been mowing as fast as we can. We are part of the FireWise fire mitigation program. This requires CORA to maintain grass at under 4 inches. We are not currently under a fire band. Please

get your fire permit online through the Northwest Fire Protection District. We are working on various equipment repairs mostly, lawn equipment. We had the septic system pumped. We are also working on the budget for future projects and evaluating the facility audit for future repairs and upgrades for the next 5 years. I do want to give a shout out to Ralph McKie C&S 54 and his help sweeping and now helping maintain the pool. Every time I look around, I see a new tree that has lost its leaves. We need to be vigilant in removing these hazards from the area. We have seen a healthy tree get blown down from the heavy winds. Please evaluate your trees on your property and I do have a contact at a tree service.

#### **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, entered gate transactions into the Stay tracker, etc.
- I have started Reconciled May's bank statements, once complete they will be scanned and filed away.
- Processed May's receipts scanned and filed away.
- HOA laws require pre-closing land use evaluations as well as property utility safety notifications. Anyone looking to sell their properties and are concerned about Land Use compliance issues. Feel free to contact the office. We would be happy to do an evaluation before your property goes on the market.
- Stay Tracker – Gate The stay tracker is a software program that tracks stays and visits from owners, vendors and guests. It tracks to the minute of your stay. In order for the program to work each entry and exit transaction has to be entered manually. This takes approximately 20-60 minutes per page. To say the least we spend a lot of time entering this data and comparing it to camera transactions. Piggybacking in causes errors in this process and then requires us to monitor every entry and exit to find your visual transaction. Please DO NOT Piggyback in, a 20 second transaction for you can take me hours of watching video transactions to find you.
- We have new workampers at SC-A (Robert & David) & SC-C (Keri). Unfortunately, Altitude sickness won out for Barbara, our original workamper, and she headed for lower elevation.
- We have had quite a few Wild Animals sightings recently and wanted to make sure that everyone is aware. Please, do not leave out garbage, leave dumpsters unlatched, dog food or bird feeders out that could attract wildlife. Some of the animals spotted are a very large Black Male Bear running down the fence line, a Mountain Lion up at SN, Lynxes in various areas around the road to the top of SN, a Wolverine, badgers and bobcats. Please stay safe and help us keep CORA safe.
- Currently we are preparing for all of the annual mailings.

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

- Ms. Abbott reiterated why the grass is being cut more consistently versus leaving it longer and more natural. The reason is because of the Fire litigation.

- Ms. Abbott had available the Littlehorn drainage mitigation plan in hard copies for owners to view. It will get posted to the CORA website.
- Ms. Abbott reported there are many construction plans being submitted for approval. She reminded owners to submit plans well in advance of, and before buying materials for starting construction. This will allow time to review the documents, include the board if deemed necessary, and respond back to the owner.
- Mr. De La Cova is assembling the 2021-2022 facilities budget, and beyond. The facilities audit is now included in the budget process, to account for maintenance and replacement of equipment.
- Ms. Abbott reported guests of an owner damaged equipment in the pool. Reminder that owners are financially responsible for damage caused by their guests. She asked that owners notify caretakers if guests cause damage.
- Ms Grove reminded owners not to piggyback through the entry gate, she explained it greatly increases time spent by the Office Caretaker to complete the reconciliation process. Also a reminder that cameras are watching people enter and exit the gate. Gate administration allows CORA management to demonstrate to Park County that the 6 month limit is being monitored and enforced. She added that facilities audit is being used for the annual insurance renewal. She reported Firewise mitigation in RGS reduced the cost of annual fire insurance, for double the dollar amount of coverage.

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

- Ms. Derby reported Littlehorn drainage plan and Firewise mitigation plans both span all year and will continue for multiple years.
- She summarized costs of gate system upgrade, barn improvements for winter workshop use, addition of Cloud account for office and Board recordkeeping.
- Fire mitigation grass mower is beyond repair. The Board and Mr. De La Cova are shopping for a durable replacement.
- One owner remains delinquent on dues.
- Ms Grove reported the office found 159 lots with incorrect address/contact info. Please contact the office if your address or email have changed.
- Envelope stuffers for annual mailing are needed. Also needed are Board candidates and committee volunteers.

#### **H. COMMITTEE REPORTS**

- **Social Committee:** No report
- **Trash Committee:** Discontinued
- **Finance Committee:** Annual meeting of this committee is 6/23/21, 11 am. Members needed to provide input to the annual budget process.
- **Budget Committee:** One volunteer has signed up. Seeking volunteers to start mid-June.
- **Compliance Committee:** Has 0 members

#### **I. OLD BUSINESS**

- A bulk dumpster costs \$1500 for one pickup. Board discussed waiting for volunteers to attend the dumpster before committing to that expense. Ms. Abbot made a motion that the Board approve the cost of a dumpster to be available in early August 2021. This would be contingent on having enough volunteers before the dumpster is ordered. Motion carried by vote of 4-1.

**J. NEW BUSINESS**

- Ms. Grove reported the website now has Board position responsibilities posted.
- A Deputy is in attendance due to a threat by an owner to disrupt this meeting. Deputy was provided with 50 pages of printed copies of email threats by 2 owners against this Board and caretakers. Law enforcement will attend all Board meetings this summer. The settlement offer Frank Salvadore agreed to was read aloud to owners.
- Glenn Gerk is no longer an owner, legally prohibited from accessing CORA or campsite facilities. If owners see him, please notify Caretakers. If safe to do so, photograph him onsite. His photo is available online for reference.
- Discussion of whether a professional property management company would reduce workload on Board officers. Even if there is a management company there still needs to be a board with a president, Treasury, and Secretary. If not, CORA is dissolved!
- Ms. Grove reported the Board has developed regular schedules and routines over the last 3 years. Future Boards can follow these to improve efficiency and reduce time required of board members.
- SN lots are supposed to be limited to 30 amps of electrical service, many lots there exceed this. A consultation by an electrical engineer will be required if owners elect to upgrade the electrical service in SN.

**K. OWNER COMMENTS**

- **Kay Greenlee** stated that being on the Board is rewarding. She added that White Elephant Table sales in the clubhouse benefit local charities, which reminds Park County residents of CORA in a positive way.
- Rhonda Fritz reminded owners that when the clubhouse is used for a social event, the sponsors are responsible for cleaning the facility when the event ends.

**L. ADJOURNMENT**

The meeting was adjourned at 11:30am by motion from Ms. Derby, with Ms. Abbott seconding the motion.