

**CAMPGROUND OF THE ROCKIES ASSOCIATION**  
**BOARD of DIRECTORS Meeting Minutes**  
***10 July 2021 – 10:00 A.M. MST***

**Board Members:**

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

**Members who announced themselves or signed in:**

- DSP55 Linda Smith
- DSP3 Patti O'Donnell
- SN216 Milt Shaw
- DSP49 Laurie Gaston
- SN115 Ken & Cindy Armijo
- SN19 John Tidwell
- DSP23 Chuck Snyder
- CS3 Shon Kuta
- CS14 Tom Abbott
- SN78 Kay Greenlee
- SN19 John Sidwell
- DSP4 Melissa Osten
- CS14 Susan & Don Eccles

**A. CALL TO ORDER**

Meeting was brought to order by Mary Grove at 10:06 am.

**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 12 June 2021**

The minutes were approved, motion by Carol Abbott with Ralph McKie seconding.

**E. CARETAKERS REPORT**

**Alex De La Cova (Facilities Report)**

We have been moving forward on a couple of projects this month. We have been working the roads and ditches. This included water mitigation to the road. We do apologize for the piles of dirt on the sides of the road. We are waiting on our Tractor to return from the dealer to be able to complete this road project. The tractor is expected back this week. Just a reminder Orange cones are to alert you. That does not mean you move them to drive by and leave them out the way for the next.

The other project has been keeping up on our grass mowing and equipment issues. The tractor had complete failure of the DEF emission system. Luckily, we still had a warranty until September. The riding lawn mower also failed. We have huge delays on being able to get parts and even a simple push mower was not easy. We are

currently looking at zero turn mowers that are more suitable for our environment. We have zeroed in on a couple of models, no pun intended.

We had an anonymous complaint and surprise inspection on our propane filling station with the state of Colorado. This complaint came from a CORA member. The Good News is not only did Jim and I pass our inspection, so did everything in CORA's responsibility. Amerigas has been notified of the repairs needed for their equipment. Let's be very clear here this complaint could have shut down your Propane Filling Station. This would have given me more time to do other things while you drove to surrounding towns getting your gas. If you have any doubts about our certifications please come to the office.

The swimming pool has been open all season. We have had to make some adjustments to the boiler but for the most part we have had a warm pool. The reason I wanted to talk about the pool is to cover my concerns of sanitation. We have a very chemical balanced pool so when bacteria is introduced the chemicals can react. The pool water is tested everyday and in some cases multiple times with heavy use. Our pool chemical numbers can drastically change from morning to evening. Please help us remind everyone that the bathrooms are right across from the pool.

The other concern I have is people swimming in lightning storms. The glass building will not protect you from a lightning strike. Closing the roof will not help either. I do not think you would even want to be in the clubhouse if the pool was struck by lightning. Please remove yourself from that danger immediately. The rule has always been if you hear thunder, lightning is in your area.

Due to covid 19 the main restriction we have is leaving one door open to enter and exit. We have a sign in sheet as required by the CDC. The other doors are locked and I understand it gets hot in there. I don't have a problem with you having other doors open while you are there but when you leave you should leave things the way you find them. We find the door that exits to the road open at least twice a week to the road. This would allow wandering children easy access to the pool.

The last thing to address at the pool is cleaning up your stuff. We find all sorts of clothing, jewelry, toys and even garbage. We have even had the privilege of being accused of taking someone's watch that was left in the pool area. We try to organize the chairs but always find them everywhere else. I'm glad you have a place to sit but put it back when you're finished. We find chairs even out of the pool area.

ATV & Golf Carts. What can I say you guys created the covenants that do not allow atv's in any way. This last weekend I dealt with a cora member that has been here much longer than me. They were allowing a small child to ride an ATV on CORA grounds. In the background we are at lunch when our phone starts to ring over and over from different lot owners complaining of a child on an ATV. I leave my hot lunch to head to find some random kid on an ATV. When I found the ATV the family was all enjoying their lunch.

The staff here at CORA work for CORA not the individual members. CORA Members are supposed to be self sufficient meaning you flush your own toilet. CORA Members should close doors behind them to keep out bugs or even rodents. Wipe down your hair or mess out of the sinks or counters. We usually clean the bathrooms in the morning after that you are on your own. When we spend more time cleaning this only limits what gets done around here.

Most RV Parks have a huge staff of 30+ to maintain and clean a park of 200 RV's with 100 acres. We have a handful of part time and 2 full time employees to handle the functionality of 520 Lots with 640 acres and the amenities CORA offers its members. We are working hard to fix all the things that have not been done or done right. We are developing a 5 year plan to bring CORA up to the Standards of a current RV Park. We have members that think it is okay to talk to us with less desired words. We are not here in any sense of the word to listen to your nonsense. 99.9% of the time the member is mistaken and we don't hold our breath for an apology. I do recommend that if you want to raise your voice or choose to use these choice words to come find me, I will be working. Your cooperation will be grateful to us but it will be more grateful to yourself and to your fellow members.

**Fire Safety:** Please remember to extinguish all fires when not being supervised. Have a plan and then have a backup plan. Have a couple of buckets ready or even a fire extinguisher available. Please be careful!

We are in the process of locating a couple of new laundry dryers. We have a dryer out of order in S&N and it looks like it will be November or December before they will arrive. We are struggling to find many things in our post pandemic world. Everything is climbing in price and availability is not what we are used to.

Our Team has an extensive background in managing RV Parks. My Goal when we arrived was to give CORA a face lift. We have always improved every park we had a hand on. I am always running around here looking for ways to get the biggest

bang for your buck. At the end of the day we can do a million improvements but CORA will only be as Great as what CORA members and GUEST put into CORA.

The last thing I would like to say is that it is nice to walk into a bathroom and find toilet paper. We are finding much less paper abuse this year.

#### **PATRICIA DE LA 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 June's bank statements they just came in on Thursday, once complete they will be scanned and filed away.
- Processed June's receipts scanned and filed away.
- June annual mailing was prepared and sent out. Thank you to all of the volunteers that came to stuff envelopes. We are beginning preparations for the July mailing and just want to remind everyone that we will again need assistance from you to stuff away!
- Please remember to fill out your Construction forms before starting your project. There are lots of little things that not everyone is aware of, like setbacks and land-use restrictions. We are here to assist you in keeping your projects within the Park County guidelines.
- We have had a lot of closings this month and a lot of properties going on the market. We would like to Welcome all of the New Comers and say Farewell to all of those leaving!
- We do want to discuss a few incidents that transpired this month:
  1. First is Amerigas. As you all know we have had a lot of issues with delivery and consistency in tanks being filled. After spending 41+ minutes on the phone with Amerigas we discovered that an owner has been calling Amerigas and changing on a weekly basis our delivery schedule, which tanks are on auto fill, and which are on Will Call fill. We have set everything up again properly and put in place designated personnel that may make changes in scheduling, billing, etc. We have made arrangements that will allow for safe transitions of staff and board members. Nothing is foolproof but with Amerigas's assistance we are hopeful these changes will protect CORA and its interest.
  2. Second is an issue with staff performing their bathroom cleaning. We have been experiencing men and women entering bathrooms while members of the opposite sex are cleaning those bathrooms. There are fold-out yellow entry signs in front of the doors and yet they continue to enter, dropping their pants and using urinals, taking showers, using the toilet, etc. This is not just rude behavior, or hindering a cleaning schedule, it is Sexual Harassment and a crime. If a bathroom is closed there are at least two other bathrooms open for your use. Please, stop harassing staff!

3. The third item of issue is Chaffee County Waste. Again, a situation where an owner called to ask them to pick up a mattress. A new staff member at Chaffee County Waste, not knowing about CORA, assumed it was an individual's dumpster that was paid for by an individual. She proceeded to tell them that they could just leave it laying there on the side and it would be picked up and billed to CORA. Well needless to say that is not the case. We now have in place protections from owners calling and doing anything that will change CORA's billing, or pick-ups. I do want to say that it was the owner that called to make payment for the pick-up. It was an honest mistake that exposed some security issues within our Vendor arrangements. All of which has led to putting in place proper procedures with all of our vendors and how business between CORA and them is to be conducted.

I really want everyone to know that if you have questions, please call the office. We will do everything possible to answer those questions to the best of our abilities. If we don't have the answer we will find it for you. But, please note that sometimes the answer is not what you want to hear.

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

- Ms. Abbott said she is waiting for the final Littlehorn drainage mitigation design. Ms. Grove will schedule a meeting onsite with Littlehorn, owner John Littlehorn to confirm the permit process and contractor standards. Contractor selected will not be paid until Littlehorn signs off on completion of work to design specifications.
- Ms. Abbott reported the tractor is due back from warranty repairs next week. Due to COVID disruptions, a replacement zero-turn mower will not be available this season. A replacement is looking at being purchased during the winter to have available for the next season. Ms. Abbott bought a replacement for CORA's walk-behind hand mower off the shelf of a retailer this week for CORA.
- Fire mitigation work around RGS resumes Sept. 2021. Ms. De La Cova finished the application for the matching grant funds. Ms. Grove recommended future Boards continue to apply for fire mitigation grants as long as they are available.
- Mr. de la Cova is looking for an electrical engineering consultant to assess potential electrical service upgrades for SN.

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

- Not given, Ms. Derby is absent from this meeting for personal business.
- reported Littlehorn drainage plan and Firewise mitigation plans both span all year and will

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

- **Roles and rules of committee:** Committees act as advisors to the Board. Committees cannot take independent action without Board approval/oversight.
- **Social Committee:** Members are Tom and Carol Abbott, Ralph KcKie, and Vickie Nickels. Ms. Abbott reported plans are for Saturday potlucks, Bingo and possibly a game night. Owners are encouraged to attend in a way to meet others and just to have a good time. Vickie Nickels said the next event is a potluck followed by bingo on

Saturday, July 17th starting at 6pm at the clubhouse. We are also looking at doing a fun bus to Cripple Creek but haven't one yet that can be done during the week. Committee events are being added to the monthly calendar which is emailed to owners and can be obtained in the clubhouse.

- **Finance Committee:** Annual meeting of this committee was 6/23/21 with Edward Jones representative in attendance. Due to attrition, volunteers with experience in business finance are urgently needed for this committee. .
  1. Checks were ordered for the Reserve account to facilitate payments directly from that account.
  2. Edward Jones reduced our investment management fee to 1%.
- **Budget Committee:** Only three owners attended. Operating and Reserve budgets were addressed during multiple extended sessions. Information and Budget recommendations will be reviewed at the next Board executive meeting.
- **Compliance Committee:** Has 0 volunteers.

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

- A bulk dumpster will be provided in the maintenance yard area if there are sufficient volunteers to attend it. It appears there is sufficient volunteer interest to rent the dumpster for at least a few weeks.

#### **J. NEW BUSINESS**

- Ms. Grove reported Board nominees are needed. There are four open positions available for election during the Annual board meeting on September 4, 2021.
  - Special needs are people with accounting/Quickbooks skills, general property maintenance knowledge, orientation to working as a team, and management or project planning background.
  - Detailed Board position responsibilities are available on the CORA website, in the Clubhouse lobby, or via email request to CORA Board.
  - Board meets twice per month; Executive and Open Board meetings. September through May all meetings are by conference calls and usually in the evenings.
- Violations of Park County zoning rules against residing in the park for over 6 months per year have been addressed with two lot owners, agreements filed with the Court in Park County. This matter has evolved to include criminal charges against these owners for threats, stalking, harassment, violation of court orders and bond violations.
  - Current Board hopes to have these issues completed before the next Board takes office.
  - CORA's attorney reports one of these owners is in default of his legal agreement with CORA.
- Ms. Grove responded to an owner's concern about her explanation of Western Union Ranch RV Park lot ownership and CORA ownership.
  - Deed information for CORA is available on the Park County Assessor's website.
  - CORA's 1979 Covenants clearly describe ownership of CORA and disposition of its assets in the event CORA becomes defunct.
  - The 1992 CCIOA law placed the same disposition language in effect for all common interest owned communities.
  - In 2000 lot owners voted to remove protective language from their covenants.

#### **K. OWNER COMMENTS**

- Ken and Cindy Armijo requested more enforcement of rules against gate code misuse by relatives. They requested much more Board information be posted on the website.

Ms. Abbott suggested a volunteer could do so, if available. Mrs. Armijo disagreed with the tone of Mr. de la Cova's monthly facilities report, terming it "sarcastic."

- Shon Kuta asked when common area grass will be mowed. Mr. De La Cova explained that mowing will occur as soon as the tractor and mower are available.
- Milt Shaw offered thanks to the Board for "keeping us informed." He thanked Ralph McKie for volunteering. He suggested owners commenting in meetings identify themselves by name and lot #.

**L. ADJOURNMENT**

The meeting was adjourned at 12:15 pm by motion from Ms. Abbott, with Mr. McKie seconding the motion.