

## **CAMPGROUND OF THE ROCKIES ASSOCIATION**

### **BOARD Meeting Minutes**

***15 September 2021 – 6:00 P.M. MST***

#### **Board Members:**

Present: Carol Abbott, Mark Scofield, Ken Pacheco, Shon Kuta, Skip Hasty, Rich Lofton, Ralph McKie

#### **Members who announced themselves:**

- Caretaker Alex & Patricia
- CS 3 Shon Kuta
- CS 1 Mark Scifield
- CS 30/31 Sam Lobb
- DSP 95/96 Rick Jeffries
- CS 34 Rich Lofton
- DSP 23 Chuck Titus
- CS 35 Skip Hasty
- DSP 29 Laurie Gatson
- CS 56 Ralph McGee
- SN 241 Karen Pulley
- SN 84 Randee & Barbra Rullo
- CS 22 Tom & Sally Bloom
- CS14 Eugene Abbott
- SN 115 Ken & Cindy Pacheco
- DSP 3 Patti O'Donnell
- SN 14 Don & Susan Eccles
- DSP 1 Michele Carol
- SN 185/186 Kay Greenlee
- DSP 4 Melissa Osten
- DSP 29 Mc & Laurie Gatson
- CS 14 Carol & Tom Abbott
- DSP 41 Jay Talley
- RGS 31/32 David Gehrien
- SN 297/298 Joseph & Rebecca Rivera
- SN 19/20 John Tidwell

#### **A. CALL TO ORDER**

- a. Meeting was brought to order by Carol Abbott at 6:00 pm.
- b. PLEDGE OF ALLEGIANCE was given by Ralph McKie.

#### **B. INTRODUCTION OF BOARD MEMBERS**

- a. Carol Abbott acknowledged each of the board members and their roles.

#### **C. MINUTES OF 14 August 2021**

- a. The August minutes were approved and accepted by the Last board.

#### **D. CARETAKERS REPORT**

- a. Alex (Facilities Report) I know it has only been 10 days since my last report. We have been busy getting ready for the winter. As you know we have some new board members, I would like to welcome them. Most of the board members I already knew. I am excited to see the new energy and look forward to working with them.
  - i. Roads:
    - 1. I do want to start by talking a little about the roads. As some of you know we did apply about 900 tons of road base this year. We had to make changes to the road slopes to avoid

run off. With the extra road base we are having to pack it down by driving at the speed limit. Faster speeds makes your vehicle shift material under your tires and creates wash boarding or many bumps that will slow you down anyways. Our dilemma is that if we over grade the roads, the roads will not last. We have designed a tool that we used to help smooth out the ripples. The steeper graded roads is where this will take the biggest effects. The speed bumps have been removed on the main road to prepare for snow. Please watch your speeds.

**ii. Large dumpster**

1. The big Dumpster was picked up today. We were able to take various items from property owners and help clean up CORA. The 40 Yard dumpster was filled to the brim. We were also able to clean up some older items we had stored as well. We had some great volunteers that made sure the dumpster was organized and maximizing space. While this was going on we had acquired a scrap metal vendor that agreed to do curb side service. We had members sign up in the office and our scraper came by last Saturday to pick up. This was a huge relief on CORA and helped keep our curb side appearance looking good. Our scraper is interested in old RV's and even boats. Please contact us if that service is needed.

**iii. Pool**

1. The Pool has been closed. We did have to close a few days earlier than planned. When the temperature dropped outside the condensation from the warm water created a rain forest effect off our pool roof. This made a pool that was perfectly balanced the day before turning green. We did all the steps to regain clarity but really time was not on our side. Since the closing of the pool, it has been properly drained cleaned and winterized for the extreme weather. The boiler room was also prepared for winter.

**iv. Winterizing**

1. While we are talking winterizing, we did also start preparing to winterize and protecting from freeze CORA Facilities. We have already transferred the sewer system to our winter flow and properly serviced Blower motors. We were also able to verify the heater and heat lamps are operating at the MID

Water Pump station. In the last ten days we have also prepared the different equipment used to move snow and keep the roads accessible. We replaced both the wheel bearings on the white chevy, we got the headlights working. New wiring harness for the snowplow. The snow blade for the tractor was service, the grader was serviced, and blade flipped over. The Brush hog got NEW blades also got new head bolts and clutch adjustments. We also had a water pump hose start leaking on the tractor and that was repaired.

2. Service Center Closure. Starting October 1st, Silverton Northern Facilities will begin to prepare for winter. We will have work campers beginning to find warmer climates. We will start by closing Service centers B and C leaving Service center A opened till November 1st if weather permits. Our State registered Water Professional understands the costs and time it takes to repair frozen water lines. Tim is our Authority to having as much water running time without exposing us to serious water problems and expense.
3. Please remember that the Pool house Bathrooms will be getting remodeled this winter. We will have times that the pool house bathrooms will NOT be accessible. The bathrooms in the clubhouse will be available at all times.

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

**i. Electrical and HOA billing notices.**

1. All Electric invoices went out this week by email and the owners that do not have an email address or who requested hard copies will be dropped into the mail on Thursday 9/16/21
2. HOA billings for CS, DSP, & RGS went out today by email and the mailed copies will go out Thursday, 09/16/21. SN will be completed this week and will be emailed or mailed by Friday.
3. While working in QuickBooks all day, I noticed some memory issues with the front desk computer. It will need to be replaced soon. It only has 8mgs of memory and is 6 years old. Its software is just more than the poor thing can handle.

**ii. Property Sales:**

1. Property sales are numerous again this month. Prices are at an all time high according to realtor reports.

**iii. Workcamper Status:**

1. Workcampers will be departing at the end of this month. With their departure comes winter hours of operation. Also, leaving this year is Jim & Jan, they will be wintering in New Mexico this year.
2. Starting Sunday September 19th, the office will be open from 9-12 Sunday - Thursday and 9-12 & 2-5 on Friday and Saturday. In October we will be switching to 9-12 Sunday – Saturday
3. We will begin advertising for next year's workcampers this winter, we already have one workcamper in place and a second possibility.

**iv. Chaffee County Waste:**

1. Dumpster Schedule has been set-up for winter with Chaffee County waste. Starting Oct 1st we will be on a bi-weekly schedule of all dumpsters. The final pickup in October will be when the dumpsters at SN will be closed Approx. Oct 21st. Starting on Nov 1st we will have a monthly pickup of the Lower campgrounds only.

**v. Did You Know:**

1. How to handle an Emergency at CORA. CORA Emergency Policy Adopted by the Board of Directors, August 8, 2009 If you have a medical or other emergency, please call 911. Then call the manager at 719-836-2533. To assist emergency responders, press vehicle 'panic' button to turn on your car lights and flashers, and turn on outside lights on your camping vehicle. The management team will direct emergency personnel to your lot and help with traffic flow. Emergency personnel have the gate code and can enter the campground without assistance. Please remember to call Alex &/or myself, the emergency services have protocols in place. They stop by the office or house first, if we are not aware of the emergency, we cannot assist them and it will delay their response time. We understand that in an emergency we don't always think clearly, but please remember to make that call to us. If you see that an emergency is taking place please call us, the person having the emergency may forget or not be aware.

**E. TREASURER'S REPORT**

- a. None of the numbers have changes from the annual meeting because of the short time in between.
- b. Busy learning the new job
- c. Propane contract and Status
  - i. Mark, Skip, Rich have a meeting scheduled with Ferrell gas to get a bid. Heard they have better customer service and a sensor option on the tanks the electronically notifies them when the tank is empty. If we go with Ferrell gas and use the sensors there would be a one-time charge for each sensor of \$100.

- ii. AmeriGas over charged us on the last bill. The price is over what our contract agreed to. We are waiting for a new invoice reflecting the \$1.55 rate versus the higher rate.

## **F. FACILITIES REPORT**

- a. RGS – Littlehorn project
  - i. Documents were agreed upon by the board and approved Littlehorn to move forward. They will work on purchasing the permits and talking with the contractors to have them submit bids on the project.
- b. Firewise
  - i. Had a meeting Monday (10/13/21). There are 10 acres that still need to be cut. The price quoted was \$2,200 per acre. After 5 acres they want half of the payment. Will need to make sure everything is cleaned and stacked before any payment. There is not a start or finish date. (Skip took notes)
- c. Working on removing the motorhome that has resided in the storage lot for the past year.
- d. The dumpster left CORA this morning filled to the top.
- e. A new scrap metal person came out and cleaned up piles set out by owners and much more from the barn area.
- f. An old boat residing on an owner's lot in CS was also removed.

## **G. COMMITTEE REPORTS**

### **Roles and Rules of Committees**

- **Committees act as advisors to the Board**
- **Committees cannot take independent action without Board approval/oversight**
- **There are sign-up sheets in the club house. Please join a committee.**
- a. Social Committee
  - i. White elephant raised \$619.95. Making a large sized check in order have a picture taken upon delivering the check. They are looking at placing the picture in the Flume (the Park County newspaper). This will make CORA look good. All items except the furniture were taken by the thrift shop. The food drive items will be delivered at the same time.
- b. Finance Committee – Volunteers needed for the following year
- c. Budget Committee – Volunteers needed for the following year
- d. Compliance Committee – Volunteers needed for the following year
- e. Election & Ballot Reform Committee

- i. Chairman - Rick Jeffries, Carol Clark, Sam Lobb
- ii. This committee was approved by the board to review the current voting policies and educate owners by being transparent about the process for the next year.
- iii. If owners would like to volunteer, they can email the chairman and/or email the board.

#### **H. OLD BUSINESS**

- a. Budget Proposal Approval
  - i. With the budget being approved at the annual meeting. There will be an increase on the HOA bills.
- b. New Board members
  - i. All doing well and learning the jobs.
  - ii. For any issue needing the boards attention send email to [mailforcoraboard@googlegroups.com](mailto:mailforcoraboard@googlegroups.com)

#### **I. NEW BUSINESS**

- a. Caretaker's vacation – September 21-25, 2021
  - i. Contacts and backups listed in the office. Rich will be the POC if any issues arise.
- b. Playground equipment
  - i. The Merry-go-round down by the clubhouse was broken and a safety hazard. It was removed. David Schultz and Richard Cade want a clean day for the playground next spring to clean, repair, and address safety issues.
- c. Trash winter schedule implemented
  - i. October 1<sup>st</sup> – Trash every 2 weeks
  - ii. November 1<sup>st</sup> – No up top pick-up until Spring and monthly in lower campgrounds
- d. New office computer needed. It's six years old and had problems opening QuickBooks because of the lack of memory.

#### **J. OWNER COMMENTS**

- a. DSP1 Michele Carol Asked how many lot owners have attended the meeting. Around 23 on the list. The conference call company keeps a record of who all called in and a phone number. With three new owners per day, we need to setup a welcome wagon, meet and greet, or a new owner orientation. It will help bring people together and be acquainted with the rules and regulations.

Rich mentioned maybe having a fishing derby to meet the people. As the Facilities Director he will be going around and talking to owners just to say

hello and meet people. He also signed up for the compliance committee before he became a board member and plans to continue to serve on the committee.

- b. SN SN 185/186 Kay Greenlee - Sense the lower playground is being updated we need to check into the playground up top as well. Rich said he would check it out.
- c. SN241 Karen Pulley - Asked about the bears. Alex said there has been no sightings or sign of them in around a week.
- d. SN 297/298 Joseph& Rebecca Rivera - Who do you remit our payments for the electric and HOA bills to? To use credit card, contact the office. Send to payment to CAMPGROUND OF THE ROCKIES, PO Box 1778, Fairplay, CO 80440 or drop by the office. All the bills are being done in house then passing to the accountant.
- e. SN19-20 John Tidwell – My Invoice had no lot number. Need to put the lot number on the check. Need to send a message to the members. Carol mentioned she will draft up an email to send to owners regarding their payments.

#### **K. ADJOURNMENT**

- a. The meeting was adjourned at 7:20 pm by Carol Abbott, with Shon making the motion and Rich seconding the motion.