

# **CAMPGROUND OF THE ROCKIES ASSOCIATION**

## **BOARD Meeting Minutes**

***20 October 2021 – 6:00 P.M. MST***

### **Board Members:**

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

Absent: Ralph McKie

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

- Caretakers Alex & Patricia
- CS 3 Shon Kuta
- CS 1 Mark Scofield
- CS 34 Rich Lofton
- CS 35 Skip Hasty
- DSP 29 Laurie Gatson
- SN 115 Ken & Cindy Pacheco
- SN 164/165 Brad Desandro
- SN 89/90 Ed & Diane Ewing
- SN 14 Don & Susan Eccles
- DSP 73 Susan Shaw
- SN 216/217 Milt Shaw
- SN 39 Jack Switzer
- CS 14 Carol & Tom Abbott
- DSP 41 Jay Talley
- RGS 27 Delles Schneider
- 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**

### **C. INTRODUCTION OF BOARD MEMBERS**

- a. Carol Abbott acknowledged each of the board members as they introduced themselves.

### **D. MINUTES OF 15 September 2021**

- a. Minutes were approved and accepted by the board.

### **E. CARETAKERS REPORT**

- a. Alex (Facilities Report)
  - i. This last month has been a bit of a roller coaster. We started out by going on Vacation. We had a great time and when we got back it was almost time to say goodbye to this year's work campers. We also had to say Goodbye to Jim and Jan, our relief caretakers. We did have the opportunity to take all the staff out for dinner and fun at Casa de Sanchez in Buena Vista. This was a great way to say thank you to everyone that participated to make this year full of memories.
  - ii. Our Tractor did have the water pump go out this month. We were able to get it to the dealer in a timely manner and returned before the winter kicked in. The tractor is very important in the winter months getting snow

mounds moved when needed. This will also help us maintain the roads when they need to be graded. We are currently using a piece of equipment that we call the finisher to try to fill in wash boarding. We ultimately will need everyone to follow the speed limits to help maintain the roads and keep the wash boarding to a minimal.

- iii. Cora is Winterized! We finished on Saturday winterizing S&N Water. We were starting to see temperatures lower to the upper teens. When weather changes, we cannot take chances of freezing and really hamper the proper shut down of S&N water. Every other sensitive area has been prepared for winter. The last piece will be closing the dumpster up in S&N at the end of the month.
- iv. I have begun our winter project as of yesterday in the Pool House Bathroom. Starting the men's room demolition yesterday. Finding some of the problems and repairing odor and black mold issues. The bathrooms will accommodate ADA compliance for the toilet. We do have a Dumpster in front of the clubhouse. This Dumpster is for Construction debris only. We will be fined for other items placed in this dumpster. The men's bathroom will be closed at the pool house for about 45 days. The ladies room will be closing in approximately 25 days to get demolition done before the dumpster needs to be returned. I expect the final project to be completed in 90 days.
- v. Plan was to order things as needed and stage the parts as work moves progresses. Coming in 5-6 hundred under budget for now.

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

**i. Electrical and HOA billing Notices:**

- 1. All Electric invoices went out the week of the 13th through the 16th of Sept. with a due date of 09/30/21
- 2. HOA billings were sent out the 15th through the 17th of September. With a due date of 10/15/21.
- 3. Currently: As of this Morning, We have 114 Electric payments still due, 151 HOA Dues still owed and 7 payment arrangements. All payments have been entered and there is currently nothing pending.
- 4. If you are paying by credit card there is a 4% surcharge added to cover CORA's processing fee with our credit card company.

**ii. Property Sales:**

- 1. Property Sales have started to drop off as winter begins to set in. Prices however have maintained. Please remember; if you sell your property independent of a realtor or title company that a Transfer of Ownership with the office needs to be completed. We will need Owner of Record contact info, copy of the deed and a \$50.00 Transfer of Ownership. It is highly recommended that you obtain a property review inspection and a HOA status letter from

the office. At a cost of \$150.00 it's a lot cheaper than finding out that the property has a lien, a balance due on the property or a major land use violation before that purchase.

iii. Delinquent Taxes: I did get a chance to go through the delinquent taxes notices for the Sheriff's sale on tax liens. There were NO CORA properties listed.

iv. Workamper Status:

1. Workampers – Have all departed except for 1 host that has remained on for a few extra weeks to help out with bathroom closings and end of season deep cleanings. She will be heading out at the end of the month.
2. Oct. Office hours are Tuesday – Saturday 9-12pm. Starting November 1st – March 1st we will be opened Sunday – Saturday 9-12 pm
3. We have 2 returning workampers for Spring. 1 for Office and 1 for SN hosts. We are interviewing currently with two other couples and a single for Spring 2022.

v. Did You Know:

1. **Hunting Season:** With hunting season in full force, I wanted to cover Covenant Article 6 - 6.9 – Firearms: There is NO hunting or discharge of firearms shall be allowed within the Campground of the Rockies. Please note: Service Centers may NOT be used to clean Fish or Animals.
2. **SN Service Center Closure:** Covenant Article 6 – 6.1.2 Service Centers and waste stations for the 315 Dependent Lots (SN) will be closed during the months of November, December, January, February, and March of each year. Opening and Closing dates may be adjusted at the discretion of the Association Maintenance Management Team due to weather conditions. Service for snow removal on roads in this area will be provided for access and security patrols.

vi. **This year due to weather and a water leak of concern.** Our water advisory team determined that Service Centers needed to be closed during the month of October.

## F. TREASURER'S REPORT

- a. Unable to get the P&L reports working. Hope to have it soon. This is because there are issues with inputting the budget
- b. Been paying bills and moving money.
- c. AmeriGas billing Status
  - i. Been making calls and sending requests in writing to the customer service page. We have no new contract but somehow, they came and filled our tanks. We have asked that the gate code be canceled. We have paid the bills with the correct amount per gallon. The other bills that have the incorrect pricing are being disputed. Carol sent a written termination

letter certified giving a 30 day notice which ends on November 15th. The termination request was also posted on the customer service page. Directions to have their tanks removed by the end of November or they will be charged storage fees. The outstanding bills are around \$1500 - \$2000. DSP41 Milt Shaw commented that the US mail took 17 days to send a letter 17 blocks. Last bill from AmeriGas was Oct 12th at \$2.74 per Gallon.

## **G. FACILITIES REPORT**

- a. RGS – Littlehorn project
  - i. Carol has been in contact and permits have been requested and people and equipment is being investigated.
- b. Firewise
  - i. Timberline was working this week. 15-20 logs noticed by the road. Rich to call and check on their progress and keep them moving.
- c. Clubhouse wood flooring
  - i. New owner CS33 Jeff Witkins has offered to refinish the clubhouse floors at no cost for a tax write-off for his company. Work to be done Dec/Jan time frame. Due to the floor being maple the inlay might need to be a stain. Before any inlay is done it will be approved by the board
- d. New tires were placed on the white truck. Rich also has a winch for the truck and brought up a tile saw.
- e. CNS service center has no heater. Leaving the inside doors open

## **H. COMMITTEE REPORTS**

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

- **Committees act as advisors to the Board**
  - **Committees cannot take independent action without Board approval/oversight**
  - **We need people to join committees - Please use the signup sheet in the clubhouse or send email to the board to sign up.**
- a. Social Committee -
  - b. Finance Committee – Volunteers for next year
  - c. Budget Committee - Volunteers for next year
  - d. Compliance Committee
  - e. Election & Ballot Reform Committee

## **I. OLD BUSINESS**

- a. Winter trash schedule
  - i. October 1st – Trash every 2 weeks
  - ii. November 1st – No up top pick-up until Spring and monthly in lower campgrounds
  - iii. The dumpsters in SN will be locked for safety.

## **J. NEW BUSINESS**

- a. Accountant Search
  - i. We are currently looking to replace our accountant. We have been given several names of people to talk with.
- b. SN Playground
  - i. Some trees were trimmed. Playground needs some work. Needs a new swing set and the slide needs to be replaced. Talk about a truck load of sand and possible adding a gazebo.
- c. Propane Contract – Ferrellgas
  - i. Been working with Brian. Planning to pump the gas out of the old tanks and get new tanks in place. The cost will be \$2.29 per gallon for one year.
  - ii. Ferrellgas will also certify tanks for a fee. None of the other vendors would do this.
- d. Board Meeting Minutes emailed to owners
  - i. The board has decided to not only post the board minutes on the Owner's Only section of the website but also as a news blast Will start with September's minutes.
- e. Gate status
  - i. People are still abusing the gate. Around six people have hit the gate during the week the caretakers were gone. One took out the lights on the gate, they have been replaced. Don't understand why people can't wait to put in their code? Don't have to wait for the gate to close to enter your gate code. By doing so it will simply restart the timer.

## K. OWNER COMMENTS

- a. RGS27 Delles Schneider asked what the cost for lot owners for propane would be. We need to define what the dispenser cost will be and then the cost will be sent to owners.
- b. SN 216/217 Milt Shaw. (1) When is a late fee being applied? (A) The late fee should be applied 10 days after the due date. However, since there were some communication issues with the billing they will be added in November. The amount of people still owing will be detailed out in the November meeting. (2) Some properties need to be cleaned up and or are neglected. Is there a correlation with non-payment and to neglect? The Board doesn't have information on if there is a correlation or not. **Actions:** Skip will help make calls on delinquent accounts when the time comes. Rich has a scrap guy to arrange scrap items to be picked up. This might help with some of the clean up of lots. Need to let people know about this service.
- c. SN 115 Cindy Pacheco. The gate has camaras can this show who hit the gate and can the people pay for the damage to the gate? Carol said the cameras don't show enough sometimes, however they can be matched up with codes being entered and times, if a code is entered.. Some of the cars have damage as a result of hitting the gate.
- d. DSP 41 Jay Talley. He is in the habit of waiting if someone is at the gate. Asked why people have issues with making payments. There are a lot of new owners.

Note made that this year is not as bad as years in the past. **Action:** Start a committee to set up a meet and greet or an orientation. Jay and Skip are willing to start this up.

## **L. ADJOURNMENT**

- a.** The meeting was adjourned at 7:37 pm by Carol Abbott, with Ken making the motion and Rich seconding the motion.