

**CAMPGROUND OF THE ROCKIES ASSOCIATION**

**BOARD of DIRECTORS MEETING**

**January 19, 2022 – 6:00 P.M.MST**

**Members who announced themselves:**

Have 22, call shows 24 missed some.

DSP 095 096 Ric & Vickie Jefferies CS003 Shon Kuta DSP040 Tom & Juanita Duensing DSP029 MC & Laurie Gatson DSP003 Patrick & Patti O'Donnell DSP055 William & Linda Smith SN084 Randee and Barbara Rullo SN019/20 John Kathryn Tidwell DSP045 Marvin Gill DSP034 Michelle Dudzinski DSP001 Michele Carroll	CNS056 Ralph McKee SN091 Ken & Joyce Derby CS001 Mark Scofield SN028 Karen Mock CS034 Shauna Lofton CS035 Skip Hasty CS014 Carol & Tom Abbott and Eugene Abbott Alex and Patricia and Rich SN115 Ken & Cindy Pacheco DSP041 Jay Tilly Don Johnson SN014 Don & Sue Eccles
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**1. CALL TO ORDER**

- a. Due to snow Carol was late and Shon called the meeting to order started at 6:04.

**2. PLEDGE OF ALLEGIANCE**

- a. Shon started the Pledge.

**3. INTRODUCTION OF BOARD MEMBERS**

- a. All Board members present.

**4. APPROVAL OF MINUTES OF December 15, 2021**

- a. The minutes or accepted by Mark with Rich second. The minutes approved.

**5. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA**

**a. Facilities**

**i.Pool House bathroom remodel**

This month has been a continuation from last month. We are progressing on the Men's Bathhouse with only having the tiles to place in the showers. This will be completed later this week or the beginning of next week. I am planning on having my Granite Guy come in the second week of February to complete the Vanities in both bathrooms. This will complete the men's room and probably just have finishing steps on the women's bathroom. Rich Lofton has continued to come up and help me with multiple tasks.

**ii.C&S Water heater**

The C&S Bathroom also had experienced a leak from the internal point of the hot water heater. This was not a repair but a replacement. We had about a week delay on delivery of the right size and proper gas connections. We got the new Water heater installed earlier this week. The old water heater had been installed in April of 2007. The new water heater has all of the latest bells and whistles. Talking about water heaters we did also discover a leak on one of the two water heaters for the club house. It is leaking from the pressure relief valve. These water heaters were installed in 2010. In most cases the pressure relief valve can be removed and replaced.

**iii.Water leak in DSP**

Water seems to be the topic this month. We have noticed a demand on our well pumps in the last couple of weeks. This leads us to believe we have a leak on the property. We recently purchased two mechanical stethoscopes to be able to listen for running water. We have found one spot in DSP that has

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had standing water and I recently tested the water for low levels of chlorine. With all the snow it is really hard to predict leaks from standing water only. We have already tested all fire hydrants and have found zero problems. In the next week or so we will be inspecting every hydrant in the area for any leaks.

iv. Refinishing the Hardwood floors in the clubhouse.

Jeff from C&S 33 has begun refinishing the Hardwood floors in the clubhouse. This is really going to make this gorgeous maple floor shine. He is also adding a beautiful compass inlay and some appropriate wording like coordinates and elevation.

We recently purchased a carpet cleaner and began at the caretaker's house. We will be cleaning the carpets at the clubhouse once the hardwood floors are completed.

**b. Office**

i. Property sales

We had two closings in January. Sale pricing is at an all time high.

ii. Office Computer

We purchased the new computer but just received notification that it is delayed and will not arrive until February.

iii. Did you know? FIRE

Campfires are allowed when there is no burn ban in effect. NWFP keeps us updated on the current status by way of an automated phone call and an email. At the entrance to the park and at the entrance to SN campground there are signs that inform you of a burn ban in effect. Feel free to call the office to verify. Currently we are not under a burn ban Effective 11/01/21

- A. To have a fire you will need to go online to [nwfpd.burnpermits.com](http://nwfpd.burnpermits.com).
- B. Use your Emergency Services address (the green address) on your permit.
- C. Call (719) 270-2967 to activate your permit when you intend to have your fire or Sign up for text communications when purchasing your permit.
- D. During Burn Bans – Propane Fires are allowed. Restrictions, must have a propane shut off valve.
- E. Please Remember that Fire Pits require Construction Approval by the Office.
- F. So, please fill out your paperwork and submit it to the office before starting any project.

Firewise

CORA is a proud member of the Firewise community. A Firewise community is one that provides a framework to help adjacent lot owners get organized, find direction and take action to help reduce items that could ignite or fuel a fire. As we all know fires in Colorado are becoming an annual occurrence and we must do our part to reduce the fuel for those fires. The following is a list of things that each lot owner can do that will help with fuel reduction.

- A. Clear Vegetation... Remove all dead vegetation including trees from lots and live vegetation from around stationary propane tanks. This includes wood (pallets), trash, logs, and limit firewood to a minimum (just enough for your campfire.)
- B. Use rocks, gravel, or other nonflammable aggregate on your lot for landscaping.
- C. If you choose to have grass or native grasses keep mowed down to a height of no more than 4".
- D. Prune trees up the trunk 6-10' above the ground. Smaller trees, only prune 1/3 of the tree. This helps prevent the tree from catching fire and the flames can not reach them.

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- E. Tree placement should be planned to ensure the mature canopy is no closer than 10' from the structure. It is advised that any tree within that 10ft radius should be removed or the canopy pruned to stay within the 10' radius.
- F. Lot Numbers both white and green should be clearly posted and visible from the street.
- G. When considering Construction projects; think about non-flammable alternatives such as metal, fiber cement and gravel. Fire resistant patio furniture is strongly suggested.

We have brochures and handouts available in the Clubhouse for more ideas on preventing fire.

**6. Treasurer's Report**

- a. Outstanding Assessments and current status  
Owners are being sent to collections total unpaid is 2329.13. More information is needed. Is the Lawyer involved with handing the collections? Yes.
- b. AmeriGas status  
AmeriGas has been extremely hard in contacting people and having our issues resolved (missed and dropped calls). The balance we have is lower than what we expect. AmeriGas sent our payment to collections. Carol called and talked to them and we were pulled out of collections and she had a contact to deal with now. They still have their tanks to pick up. Being worked out. The new cost for Ferrell gas to owners will be \$3.00.
- c. Review of P&L – High overview. It will be posted later than normal as a result from the Accountant switch over.
- d. New Accountant  
Very pleased with the new accountant; Michell Franca. She found some issues that were wrong with the last tax payments not being done and unpaid bills accounts which are being fixed. Some even had late charges. New passwords are being caught up.
- e. Non budget items  
Mark talked about some non-budgeted repairs - the sewer pump parts, the water heater in C&S, and the electric hook up at the propane station.

**7. FACILITIES REPORT**

- a. Timberline project status  
The work is complete. The skid loader broke along with the chipper. There is still some work to be done. Rich found another company that does the same work that we will check into for next year.
- b. Compliance issues/updates with lots  
There are no issues at this time. One lot lost a tree and was taken to the fire pit. Another lot had a tree fall on a shed which the owner had been notified.
- c. Bathroom remodel  
The expected completion date moved to March. The floors needed leveling that took more time along with some other minor issues that have come up.
- d. Water leak in DSP  
There is a plan in place. Bought some mechanical stethoscopes to help find the leak. Suspect a place where the leak might be.  
**Update from Tim:** I have been able to survey DSP and I have identified 2 leaks currently leaking and another that is frozen solid, but will likely be a leak when it thaws. All are personal yard hydrants. Needless to say, I am excited to think we may not have a pipe break and these are pretty straightforward fixes. I will continue to keep you informed as I survey C&S and RGS hydrants.
- e. Club House Floor

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Clubhouse floor is in progress. Thank you Jeff Witkins CS33 for donating his time and resources to resurfacing the floor.

**8. 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 reach out and join the committees to help CORA become strong.

- 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 Has sent status to the board for review Good Job
- f. Welcome To Our World (WOW) Committee – Skip said the WOW committee are ready to start planning.

**9. OLD BUSINESS**

- a. AmeriGas vs. Ferrellgas
  - a. AmeriGas still needs to be closed out.
  - b. FerrellGas - The payment process is different and being worked out. They have a “floating” account which bills are paid out of. If the current bill goes above the amount in the floating account then the account is frozen until paid regardless if the amounts have been invoiced or not.

**10. NEW BUSINESS**

- a. New Accountant  
Michelle Franca with Golden Rule CPA. She is willing to train and give CORA suggestions. Has a background in HOA auditing that might come in helpful. She is very team oriented, a collaborator, and understands our need for assistance at night because of work schedules.

**11. OWNER COMMENTS (non-budget subjects)**

- a. Joyce asked if she was out of Denver. What are the fees \$175 for CPA and \$70 for bookkeeping. There are six boxes of records that Michelle is going to scan and get rid of the boxes.
- b. Alex mentioned doing a craft show around the July 4th weekend. We need to start getting people involved. At the craft show people would be able to sell their items. The question was asked if people outside of CORA would be allowed to attend. This would have to be looked into because of logistics and protecting people's property.
- c. Patti O'Donnell DSP 3 - Asked about where the water leak is located in DSP. Leak appears to be right behind the clubhouse on Smoke Stack Road. The hydrants are going to be checked also.
- d. Shona Lofton - Asked if the craft show could be open to the public? Alex said the only concern is the front gate. Need to make sure people are going to the show and not other places.
- e. Skip - The Election & Ballot Reform Committee did a great job and he thanked them for their work.

**12. ADJOURNMENT**