

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD of DIRECTORS MEETING MINUTES

December 15, 2021 – 6:00 P.M.MST

Members who announced themselves:

- | | |
|------------------------------|----------------------------|
| ● Care Taker Alex & Patricia | ● CS 34 Rich Lofton |
| ● CS 3 Shon Kuta | ● CS 35 Skip Hasty |
| ● CS 1 Mark Scofield | ● CS 14 Carol & Tom Abbott |
| ● SN 115 Ken & Cindy Pacheco | ● CS 56 Ralph McKie |
| ● SN 92 Derby | ● DSP 55 Smith |
| ● DSP 41 Jay Talley | ● SN 19/20 John Tidwell |
| ● DSP 3 Patti O'Donnell | ● SN 14 Don & Susan Eccles |
| ● SN 164 DeSandro | ● SN 158 Linda Childs |
| ● DSP 23 Titus | ● RGS 9 Dullin |
| ● CNS 42 Ron Chicherter | ● DSP 95/96 Ric Jefferies |
| ● | ● RGS 7 Linda Ring |

A. CALL TO ORDER

- a. Carol having an issue getting on the call, so Mark called the meeting to order

B. PLEDGE OF ALLEGIANCE

- a. The Pledge of Allegiance was done.

C. INTRODUCTION OF BOARD MEMBERS

- a. All board members present.

D. APPROVAL OF MINUTES OF November 17 10, 2021

- a. Went over minutes Shon made a motion to accept the minutes and Skip second. Will send to the members and post to the website this weekend.

E. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

- a. Facilities
- i. This month has been a continuation from last month's projects. We have continued to move forward on the Pool bathhouse Remodeling. We did run into a few delays, but we have been able to manage and should be caught back up soon. Our Tile has arrived, and we should be laying tile by the end of this week.
 - ii. C&S Bathhouse got a Vanity update in both bathrooms. As many of you know the vanities had seen better days. We were experienced faucet failure, leaking water causing the cabinet to deteriorate. We were able to replace them with slightly larger counters and a easy on and off faucet.
 - iii. The Propane Distribution Station has been updated with Ferrell Gas. We are planning to have it full operating by this weekend. We are just waiting on a Master Electrician to provide what is called explosion proof wiring. While these electricians are here, they will be looking over our Electrical Infrastructure. This company has the knowledge and the ability to give us an idea of what we are looking at to improve electrical services.
 - iv. We are getting ready to do our annual Wi-Fi Update. This will include filling some of the gaps and also offering a Direct Connect Service for C&S and finish the connection on RGS. We will be also updating older wiring that will help in reliable uptimes. Currently with the number of trees in S&N the Direct Connect is not available. I would also recommend that if you stay in C&S, DSP, RGS and want to have internet at your lot this season get setup now. We have more time this time of the year then usually

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in April and May. In many cases we can get things rolling for you. The people we have changed over have all mentioned a much better experience.

- v. We have been doing just General Maintenance on the vehicles. Oil Change, Air Filter, and new tires. We have the truck working great and ready for winter when it arrives.
- b. Office
 - i. Electrical and HOA billing update Electrical and HOA billing Notices:
 - Currently: As of this Afternoon, we have 15 Electric payments still due, 12 HOA Dues still owned, and 23 late fees unpaid. All payments have been entered and there are currently no payments pending. The number of outstanding invoices per campground.
 - CS-1 late fee, DSP-3 late fees, 2 Dues and 3 Electric, & SN-19 late fees, 10 Dues & 12 Electric payments.
 - If you are paying by credit card there is a 4% surcharge added to cover CORA's processing fee with our credit card company. All outstanding invoices, that have valid emails on file have been sent invoices through Square that have an online link.
 - ii. Property sales
 - We have had 4 closings in December. With two scheduled for January
 - iii. Office Computer
 - We just purchased the new Front-desk computer. It is currently being built and will arrive in January This computer is primarily for QuickBooks and the accountant's use. A dedicated front-desk work computer will be requested for next year.
 - iv. Vacation status (Christmas and New Year's office closure)
 - With the Holidays coming up we wanted to make sure everyone was aware that the office will be closed on, Christmas eve and Christmas Day and New Year's Day.
 - v. Did you know – ADA Compliant Golf Carts in SN Campground
 - Did You Know: ADA Compliant Golf Carts in SN Campground Golf Carts: CORA is an ADA compliant park. As an ADA compliant park CORA realizes that the SN campground can have some challenges. Golf Carts are permitted in the Silverton Northern upper campground by individuals with a doctor's note or handicapped sticker permit. You will need to bring a copy of the doctor's statement or your handicapped parking permit to the office so that we can register you as an approved Golf Cart user. We do ask that you try to have gas powered golf carts instead of electric golf carts. The electric infrastructure at SN is limited and golf carts can be a 20 amp drain on the electric service. Please note: Golf Carts are to be driven or occupied by the ADA approved owner only. You cannot allow others to use the golf cart without you. They can NOT be driven down the hill or used for games including racing. ATV, UTVs and Side by Sides CAN NOT be substituted for a golf cart. No other campground at CORA is allowed to have a golfcart. Reasoning is that the lower campgrounds are full-service campgrounds and services are available to you at your lot.

F. Treasurer's Report

- a. Outstanding Assessments- 37 outstanding payments. The collection calls have started saying they did not have a timely notice. Bills were expected September- October people get a late fee email and mailed in November. Skip and Mark have been calling if no payment plan or no payment they will be sent to collections.
- b. Review of Utility expenses –
 - i. Firewise- payment has been made for the first 5 acres we will send in for the grant money they were continuing work on the rest of the plan.

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- ii. AmeriGas- There still being a pain. Carol has been sick; she needs to get back in touch with them. We feel the bill needs to be higher than what the invoice we have we haven't received any new notifications Carol will work with a AmeriGas
- c. Review of P&L – Will be posted with the minutes.
- d. Accountant- Accountant sent email today saying he will resign as of January 31 we've already started a search.

G. FACILITIES REPORT

- a. RGS – Littlehorn project -- We have been in contract with Maverik construction says our plans were overkill and need to be revised. They have been working with us on ideas. Found out the retention ponds are not allowed per the water board. Down along RGS, the main plan will be to expand and widen the road per county requirements. Rich talked about using blocks that cost about \$100 a block. Carol has set up a meeting for the board to re-plan this project.
- b. Firewise/Timberline -- Working on the second half, 5 acres complete and we have already made a payment for the first 5 acres. We are very happy with the schedule and work is being done well.
- c. Ferrellgas Switch over -- All tanks have been switched out they were able to empty the remaining AmeriGas tanks and switch them out. The tanks have been set over by the water shed awaiting pick up. The only thing that is waiting is the fill station. Needs to have its electrical work done, waiting for electrician.
- d. Compliance issues – The known non-compliance issues have been corrected. All lots being sold will go through an evaluation. Members need to understand these are not new rules it's the counties rules. Somehow, they have not always been followed. If the county is seeing that things are being done maybe they will leave us alone.
- e. The board wants to stay accessible you can contact the board with email or call the office and the office will relay the message to us our goal is to act within 24 hours of her request a thank you to Rich has been working nonstop

H. COMMITTEE REPORTS

Roles and Rules of Committees

- **Committees act as advisors to the Board**
- **Committees cannot take independent action without Board approval/oversight**
- a. Social Committee -
- b. Finance Committee – Volunteers for next year
- c. Budget Committee - Volunteers for next year
- d. Compliance Committee
- e. Committee W.O.W. (Welcome To Our World)
 - a. Skip and Jay Talley DSP 41 Skip talked about the progress being made they're still looking for someone from RGS and SN to join. They want all campgrounds to have a representative J Tilly talked from DSP 41 they have other people willing to join the team they are going over the rules and the change
- f. Election & Ballot Reform Committee
 - a. Ric Jeffries they will have everything in order everything is in order and ready to be sent to the board we should see it soon. The first draft of voting procedures has been written.

I. OLD BUSINESS

- a. AmeriGas- issue still being worked need to contact them to pick up their tanks and get our close out invoices.

J. NEW BUSINESS

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- a. Pool bathroom remodel—Completion date looking like the end of January or first week in February. There is also a page on the CORA website showing the pool restroom progress.
- b. Accountant Search – The board to do a vote and was unanimous that we replace the accountant. It came out a good time as we got a mail today that he was resigning as of 31st. Shawn gave two names, Rich gave a name. They will start being contacted. Carol will reach out to other people to get help.
- c. Biography of the caretakers and current board members-- Bios have been added for the caretakers and the board members they are on the board members section of the website.

K. OWNER COMMENTS (non-budget subjects)

- RGS 7 Linda Ring-- ask why not seeing things on CORA folks is something wrong? Carol looked there has not been any activity since October 14 unsure if things are broken or if it is just not being used.
- SN14 Susan Eccles-- says we've been putting up with a lot of stuff. Likes the things being done the fire mitigation looking good. Happy New Year to all excited for 2022. She wants to join the WoW committee.
- DSP 95/96 Ric Jeffers-- wanted to clarify some names of these projects. Like Firewise/Timberline and the Littlehorn. The name of that Gulch is dead man's Gulch. The project should be named that to match the gulch.
- Rich Lofton--Talked about the retaining wall to help save the road and RGS the road needs to be 20 feet with 2 feet on either side this came about with the green signs that were given by the county because this is a requirement for emergency access using blocks needs to be looked into pricing of the blocks is about \$100 Rich says the project could change to \$100-\$150,000 instead of in the millions we have set aside a different board meeting to re-plan this project we also have to keep in mind that Hydro seeding will be needed to replace the grass around the work that we are going to do
- DSP 3 Pat O'Donnell-- asked if losing the accountant will affect the taxes. Carol says the taxes have already been filed just done a week or so ago.
- Merry Christmas and Happy New Year to all

L. ADJOURNMENT

- a. Carol made a motion to adjourn Ken second. The meeting was adjourned