

CAMPGROUND OF THE ROCKIES ASSOCIATION
BOARD of DIRECTORS MEETING AGENDA
Conference Call: 202-926-1160 Access Code: 889145#
February 16, 2022 – 6:00 P.M.MST

Ralph forwarded the names of owners listed below. Thank you

C&S 56 Ralph McKie	RGS 35 David & Patti Bean
DSP 41 Jay Talley	C&S 14 Tom, Carol, Eugene Abbott
SN 19 John Tidwell	SN 14 Don & Susan Eccles
DSP 3 Pat & Patti O'Donnell	DSP 01 Michele Carroll
C&S 3 Shon Kuta	RGS 34 Gary & Waldeen Christianson
DSP 55 Linda Smith	C&S 25 Rob & Robin Fiebig
C&S 38/39 Steve & Susan Riley	C&S 35 Skip Hasty
DSP 95/96 Rick Jefferies	C&S 34 Rich Lofton
SN 115 Ken & Cindy Pacheco	DSP 25 Jan Blankenship
C&S 1 Mark Scofield	SN164 & 165 Bradley DeSandro
SN188 & 189 Cavin Goin	SN 091 Ken & Joyce Derby
	DSP 23 Chuck Titus

- A. CALL TO ORDER** Called to order at 6:06
- B. PLEDGE OF ALLEGIANCE** Ralph started the Pledge.
- C. INTRODUCTION OF BOARD MEMBERS** All board members present.
- D. APPROVAL OF MINUTES OF January 19, 2022**
- a. Skip motioned to accept the minutes and Shon second. The minutes will be posted on the Owner web page and emailed to owners.
- E. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA** (Alex and Patricia on vacation Carol read report)
- a. Facilities Report
- This time of the year we are just trying to complete projects and deal with whatever mother nature creates for us. Currently we are still working on the Pool house Bathrooms. The Men's room has the tile work completed and will begin to get partitions and fixtures. The ladies room is being tiled and moving right along.

We spoke last month of a leak on the property and we are continuing to search for it. We still have our ideas of where the leaks are. We did also start going around listening to hydrants to locate potential leaks. We have found a few problems and have spoken to lot owners to remedy the problems. We will be evaluating RGS and C&S as well. This time of the year makes it really hard to find.

In searching for this leak we have found things at individual Lot owners that could potentially cause problems. We have decided to create a group called Water Wise to help educate new owners and some long time owners in conjunction with the WOW committee. We will be creating an informative pamphlet and talking about the best ways to prevent water problems. Tim Zingler our Water Guy is wanting to set standards of how each Lot should utilize and best protect our water and infrastructure.

We have been having some issues with the plow truck or the white pickup truck. Earlier this month it appears I had a rock hit the radiator and made a 6 inch crack causing the truck to lose

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heat. We then experienced that the truck was having key ignition problems in the extreme cold temperatures. The Key Tumbler seemed to be freezing and not allowing the key to turn or turn on. The truck is currently in the dealership getting a new ignition, a new O2 sensor and a new wire harness to control manual shifting and in-tow feature.

b. Office Report

- i. Any Accounting Issues? I have spent quite a bit of time working with Michelle over the last month. She has been amazing. She just updated our QuickBooks to the Online version. Which I am very pleased with; it was my software of choice last year. Michelle is working very hard to fix old issues and new processing procedures have been put in place. I have been working to put CORA onto a paperless system and she has assisted in determining what items can be thrown out and what items need to be held over in paper form and the length of time required to keep them.
- ii. Office Computer: The computer finally arrived on Saturday after a second delay. Dell has offered to reimburse us for the second delay by crediting our account with a \$100.00 refund. All of the things required to receive that refund have been sent back to Dell for processing.
- iii. Firewise: The Reimbursement package was sent out this week to The Colorado State Forest Service. So, we should be receiving the second half of the grant soon.
- iv. Did You Know: Taxes Property Taxes are assessed and billed by Park County. Please direct any questions regarding property taxes, directly to the Park County Assessor's office at: Park County Assessor's Office – Monica Jones 856 Castello Ave., PO Box 636 Fairplay, CO 80440 Phone (719)836-4331 All billings have been sent out and payment in Full is due by April 30th 2022. If paying in 2 installments, your first payment is due on February 28 and Second half by June 15th .

F. Treasurer's Report

- a. The new Accountant is doing a great job setting things up. Went through papers from the last accountant and found some areas where we were hit with late fees. Michelle said that will not happen with her. After six months she wants to meet with the board.
- b. Outstanding Assessments and current status- There are still some late fees and dues not paid. Letters have been sent.
- c. Propane – The cost of propane has doubled. AmeriGas status?
- d. Review of P&L – High overview
 - i. Year to date = \$191,225.05 (48%) in expenses. P&L will be posted on the web site. We need to watch our spending.
- e. Forest Service Grant- Firewise and timberline have been completed. Sending forms to receive our grant money.
- f. Legislation is changing the way HOA's are controlled. This may affect a limit on fees and the ability to raise dues in the future if the bill passes.

G. FACILITIES REPORT

- a. Timberline project status- All work is complete. Invoices sent so we can request the grant money. Small clean up is still needed to spread some wood chips.
- b. Any compliance issues/updates with lots- This is ongoing. Rich is going to go through the lots and make a list of what needs to be done. There are some trees that need to be trimmed and removed. Rich had a trailer if anyone needs help removing the trees to the burn pile.
- c. Bathroom remodel – Men's tile is complete, women's ¾ floor complete. Will start adding the partitions and the toilets. Vanity and countertops are due next week.

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- d. Clubhouse floor update – The floor is complete. Took more finish than expected due to being so dry but has turned out great. Thank you to Jeff Witkins C&S33 for your gift to CORA.
- e. Water Leak Search Continues - With Tim's help running tests and documenting where the leak might be.

G. 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 – Volunteers needed for next year
 - b. Finance Committee – Volunteers needed for next year
 - c. Budget Committee - Volunteers needed for next year
 - d. Compliance Committee – Volunteers needed for next year
 - e. Election & Ballot Reform Committee
 - a. Proposal received 1-19-22 Board is reviewing.
 - f. Welcome To Our World (WOW) Committee
 - a. Working on a PDF document and will start planning meetings soon.

H. OLD BUSINESS

- a. Accountant Transition is going smoothly.
- b. QuickBooks Transition to Online going smooth. Carol says it is easy to navigate. Fixing some of our broken issues as we go.
- c. Water leak update – Need to release a process on how to properly winterize their units. Some keep the water hooked up in the winter. The process to be added to the WOW committee documents to educate the members.
- d. Truck repairs - It still isn't done but they did get the new tumbler installed. The problem now is the old keys won't work in the new tumbler. They have contacted a locksmith to hopefully create new keys for it but it wouldn't be until Wednesday at the earliest. Alex was able to exchange the current rental down to a cheaper and newer/safer rental car. Instead of \$125 a day it is \$75 a day. The rental cost of the other vehicle was about \$1200.00. OUCH!!! They also charged a 4% fee for using a credit card.
- e. Larger plow for tractor - 7' ½ blade, right to left, save on wear and tear on pick up, \$42k-44k, comes in with remote. **Update** Rich received the blade and it is working amazing. Thank you Rich for picking it up and owners Eugene Abbott for donating \$1000 toward the purchase. Also a thank you to Eugene Abbott and Ralph McKie for covering Rich's fuel cost to pick it up. **Thank you!**

I. NEW BUSINESS

- a. Timeline overview for the next few months
 - i. Caretaker evaluations – in process
 - ii. Caretaker contract renewal – in process
 - iii. Workamper hiring – in process

J. OWNER COMMENTS (non-budget subjects)

- Jay Talley DSP41 - roads are looking great and well plowed, the mens restroom looked amazing, clubhouse floor amazing and sure the owners will love it.
- Susan Eccles SN014 - going up this weekend and looking forward to seeing the upgrades to the bathrooms and clubhouse flooring.
- Rich Jefferies DSP 95&96 - Thanked Facilities Director, Rich for driving up to CORA weekly to help Alex To the WOW Committee, Ric asked if new owners were receiving the Homeowners Association documents

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booklet from the office; the same book that has been handed out for the last 20 years. (Carol) Yes, all new owners are receiving the booklets which include all the governance documents for owning property at CORA along with other material. Ric also brought up the fact that CORA is spending thousands of dollars a year for snow removal and equipment repairs while "vacant land parcels" in RORA are only paying \$242 a year in property taxes and they get free snow plowing. Some of the property taxes on vacant land in CORA are over \$500 a year. Ric asked that the board look into this.

- Patti O'Donnell - DSP 3 doesn't have a water leak. The roads aren't county roads but are part of the non-profit roads.
- John Tidwell SN019 - is the tractor able to hold this large size of a plow? Rich - yes and would reduce the strain on the truck.
- Richard Lofton - Thanks for the kudos. Hope to make it better for everyone.

K. ADJOURNMENT

- Motion to adjourn received from Richard Lofton with a second from Ralph McKie.