

CAMPGROUND OF THE ROCKIES ASSOCIATION
BOARD of DIRECTORS Meeting Minutes
14 August 2021 – 10:00 A.M. MST

Board Members:

Present: Carol Abbott, Mary Grove, Mark Scofield, Ralph McKie, Joyce Derby, Delles Schneider

Members who announced themselves or signed in:

- DSP24 Larry Chiuppi
- DSP87 John & Paula Levin
- SN216 Milt Shaw
- SN115 Ken & Cindy Armijo
- SN07 Tami & Kurt Snyder
- CS35 Skip Hasty
- DSP55 William Smith
- DSP56 Thomas Abernethy
- DSP29 Laurie Gatson
- CS3 Shon Kuta
- CS14 Tom Abbott
- CS 34 Rich Lofton
- CS14 Susan & Don Eccles

A. CALL TO ORDER

Meeting was brought to order by Carol Abbott at 10:06 am.

B. PLEDGE OF ALLEGIANCE

The pledge of allegiance was given by Carol Abbott

C. INTRODUCTION OF BOARD MEMBERS

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

D. MINUTES OF 12 June 2021

The minutes were approved, motion by Carol Abbott with Ralph McKie seconding.

E. CARETAKERS REPORT

Alex De La Cova (Facilities Report)

We have had a lot going on with a few less bumps in the road. Some of you may have noticed the 36 Belly truckloads of road base. We were able to make it to the top of S&N and added a few loads around the clubhouse. We have budgeted for next year to continue making road improvements. The speed bumps will be going down but the washboard will return much faster if speeds are not maintained to the speed limit.

We did get our tractor back from the dealer with a complete new DEF System. This repair was covered under warranty until September 2021. We also repaired the brush hog and replaced the blades.

The internet for DSP and RGS. We do have it working now. The only problem we are having is locating equipment for lot owners to get connected. They are on backorder. We also had a Multipoint go down that will set us back about \$400. You can help by making a donation at the office. We have 2 MultiPoint's setup currently, one at the front gate and the other is on the side of the Barn/Shop. We currently can offer a connection all the way to RGS 27 and all of DSP with these MultiPoint's. We do have specific equipment that will work with our system and as I said we are having difficulties finding certain models. We did get two lots working and one does not have a direct site and still gets a great connection. The cost to get connected per lot will be on the high side of \$180. Please get with me to find out more.

I did attend the annual RORA Water Meeting. We had to help service the ditch to the pond earlier this summer with the backhoe. That work already had to be re done due to the amount of water coming in. This pond plays a major role for CORA to have water rights. We do need to pay attention to any water changes or flooding especially to the west of the pond. I do also want to address our ditch that runs along RGS. We are working on making significant improvements. We do consider this ditch as a flash flood release and can be dangerous. This month we lost the bridge to the barn.

We did have our Propane filling Station upgraded this month. Last month we had a state inspector come to check our propane filling station due to a complaint from a CORA member. Amerigas decided that our station should be completely replaced due to age. Our Station was installed with less than 24 hours to spare before CORA needed to shut down services. We are waiting for the inspector to re inspect.

The dumpster has arrived and we are taking trash. We do have a schedule from 9-11am and then from 4-5. It is located in front of the burn pit. We have had 9 volunteers to help manage the dumpster. We are limited by the trash company on what we can take. We ask for bulky items that have metals removed to make for more space. We do have a sign up in the office for scrap metal pick up. We are looking to have our scraper come to your curb instead of having it pile up and look junky from the road.

We did get all the electric meter readings done as well this month.

The next 30 days will be getting the truck ready for plowing and overall maintenance. We will be focusing on finishing mowing with the brush hog. We plan on grading every road. Some of the roads have overgrown and do not meet current county rules. We will be cleaning up trees and bushes along the road to meet the 20 foot wide road with 2 feet on each side totaling 24 feet.

PATRICIA DE LA COVA (Office Report)

- Did daily basic office chores; went to the bank, answered phones & emails, did cleaning, picked up mail, processed propane payments, entered gate transactions into the Stay tracker, etc.
- June & July's bank Statements have been reconciled
- Processed July's receipts scanned and filed away.
- July annual mailing was prepared and sent out. If you would like to receive future annual mailings by email please contact the office by email (manager.cora@gmail.com), Call us at (719)836-2533.
- We have had a lot of closings this month and a lot of properties going on the market. We would like to Welcome all of the New Owners and say Farewell to all of those leaving! If you are closing through a title company and only own the property you are selling, please pass on your gate code to the new owner. Once closing documents are received, we will issue out a new gate code to the new owner. If you own multiple properties, we will provide a gate code to the new owner via title company papers. Do Not give them your code, we got it covered.
- This month we did have a Covid-19 incident. A staff member tested positive for Covid. They immediately contacted the office to update us. We had implemented a policy prior to this incident that all counters, phones, equipment, and money is to be sprayed before and after each shift. Even though we had already sanitized, we began a full cleaning of the Office, Clubhouse, Pool area, Clubhouse bathrooms and Pool house bathrooms. Everything was cleaned from top to bottom, every wall and door were sanitized, furniture sprayed and sanitized. We quarantined staff and the office for 2 weeks. I am happy to inform you that no other staff member contracted Covid. We have been symptom free for 2 weeks and have now opened the office back up. The infected member will be returning to work once she/he has a clearance from their doctor. We appreciate everyone's assistance in quarantining the office.
- Firewise reimbursement grant was completed last month, and I received an email from them this week informing me that our submission had been approved and our grant is on its way!!!
- Alex completed the IREA meter reads this month!!! I have some data entry to complete this next week and then invoicing for electric usage will be going out by Sept 1st. As per the CORA Governances Electric Charges are due by Sept.30.
- Annual Assessment Invoices will be going out by the week of Sept 15th as they are due by Oct 15th of each year as per the CORA Governance.
- We do have a few propane payments that are more than 30 days past due that need to be paid as soon as possible. If not cleared up before the Annual meeting next month on Sept 4th then your voting privileges will be suspended.
- Complaint – We did receive a complaint this week from the Post Office regarding an owner demanding his package and threatening the attendant.

The post office policy is that you must have the CORA post office key in your possession, and the yellow package card to pick up any package. They will NOT give you a package without it.

- They also asked that if you have mail or packages coming to the post office that you put the numbers 1778 next to your name. Example: John Doe1778

F. FACILITIES REPORT

- Ms. Abbott said the amount billed for the final Littlehorn drainage mitigation design was \$30K. Actual construction cost will be much more. Ms. Abbott scheduled a phone meeting onsite with John Littlehorn to confirm the permit process and contractor standards, for 8/21/21. In attendance of the meeting will be owners Rich Lofton and Larry Chiuppi, Board members, and Alex. Contractor selected will not be paid until Littlehorn signs off on completion of work to design specifications.
- Ms. Abbott reported the brush hog mower was repaired and is back in service. The tractor is back from warranty repairs and in service as well. Due to COVID disruptions, a replacement zero-turn mower will not be available this season. Purchase of a replacement with a professional grade zero turn mower will be considered during the winter when it becomes available for order.
- Firewise Fire mitigation work around RGS resumes Sept. 2021, on 10 acres from the propane station to RGS. Our latest \$10K grant application was approved.
- The maintenance work done to the pond in May will be billed to CORA at the end of the year with the normal billing.

G. TREASURER'S REPORT

- Ms. Derby stated all 2020 assessments have been paid except 2 which went to collections, but both are paid now.
- Ms. Derby stated we will have to renegotiate the Amerigas propane contract, no other suitable vendors have been identified. Amerigas has difficulty purchasing propane and did not fill some CORA orders. The 140 gal tank at the clubhouse ran out for the 1st time in known CORA history last month.
- Discussion of trash disposal cost, \$19K/year, higher if owners or others dump prohibited items in blue dumpsters throughout CORA. The fine is \$1,200.00
- On P&L review, insurance costs \$30-40K/year. Firewise certification reduces insurance cost, Littlehorn ditch rebuild may also.
- Ms. Derby said electric bills are not consistently recorded in different CORA accounts. Thus P&L does not accurately track electrical costs/payments. Board will review this plan and explore upgrading to SN electrical service next year.

H. COMMITTEE REPORTS

- **Roles and rules of committee:** Committees act as advisors to the Board. Committees cannot take independent action without Board approval/oversight.
- **Social Committee:** Members are Tom and Carol Abbott, Ralph KcKie, and Vickie Nickels. Ms. Abbott reported the next Clubhouse potluck and bingo event is planned for this evening, 8/14/21.

- **Finance Committee:** At least 3 active members are needed for the next budgeting process, summer 2022.
- **Budget Committee:** Completed and submitted budget proposal to the Board 7/21. Recruiting members for the summer 2022 budget process.
- **Compliance Committee:** Was disbanded after 6 months with no volunteers. A signup sheet was reposted, if there is sufficient participation the committee will be reinstated.

I. OLD BUSINESS

- A bulk dumpster is onsite with volunteers attending. Hours are posted in the office, along with lists of items approved and prohibited from the dumpster. The hours and approved items were also sent to owners. It will remain in place until full, or until the annual meeting 9/4/21.
- Ms. Grove reviewed our water engineer's recommendation that SN water be turned on no earlier than 5/1 annually and turned off no later than 10/31 annually, **weather permitting**. This will help protect the service centers from freezing and causing damage and increased cost to owners.

J. NEW BUSINESS

- Ms. Abbott reported five Board nominee petitions have been submitted for four vacancies. Candidates will address issues and answer owner questions at a live forum in the clubhouse and via conference call, 8/21/21 at 10 am.
- Ms. Abbott reviewed the communication methods utilized by the Board and Caretakers to owners. These include the CORA website with owners only section, online News Blasts to every owner email that has been supplied, Corafolks Google group and Facebook CORA group. Signs are posted on structures when COVID or other restrictions are in place.
- The Pool will be closing for the year on 9/11/21. On 9/12/21 the winterizing process will begin.

K. OWNER COMMENTS

- Rich Lofton said he and other owners are willing to serve on the Compliance committee. Ms. Grove replied the committee was discussed in Board meetings and posted in the online venues for 6 months with no interest. A signup sheet will be reposted in the clubhouse.
- Mr. Schneider asked if HOA and electric payments are accepted at the clubhouse. Ms. Derby confirmed they are accepted there.

L. ADJOURNMENT

The meeting was adjourned at 11:11 am by motion from Ms. Derby, with Mr. McKie seconding the motion.