

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

Members who announced themselves:

Have 20 callers listed on call. Have three numbers.

DSP 3 Pat & Patti O'Donnell	SN 28 Karen Mock
CS 3 Shon Kuta	CS 14 Tom, Carol, Eugene Abbott
DSP 55 Linda Smith	SN 14 Don & Susan Eccles
CS 38/39 Steve & Susan Riley	DSP 01 Michele Carroll
DSP 95/96 Ric Jefferies	CS 34 Rich Lofton
SN 115 Ken & Cindy Pacheco	DSP 56 Tom & Deb Abernethy
CS 1 Mark Scofield	SN164 & 165 Bradley & Mary DeSandro
DSP 1 Michele Carroll	RGS 9 Frederick & LeeAnn Dullin
DSP 85 Don & Juli Newton	
Alex & Patricia De La Cova	

1. CALL TO ORDER

Meeting called to order at 6:02PM By Carol Abbott

2. PLEDGE OF ALLEGIANCE

Did the Pledge.

3. INTRODUCTION OF BOARD MEMBERS

Board members present Carol, Shon, Rich, Ken, Mark. Absent Ralph and Skip

4. APPROVAL OF MINUTES OF February 16, 2022

Motion to approve Rich with Shon second. Minutes will be sent to the Members and posted on the owner's section of the web page.

5. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

a. Facilities

i. Pool House bathroom remodel

Another Busy month trying to wrap up projects and getting ready for summer months. We are finishing up in the men's bathroom. We had a couple of delays but are coming to an end. The ladies room is still in progress and probably about 30 days out on completion.

ii. New plow

Rich was able to locate a new plow for the tractor. This is a skid loader plow that attaches to the front of the tractor. This allows for more control even when the snow piles up. We also made adjustments to the connection of the hydraulic making it much easier to remove and put on.

iii. Truck maintenance

We did have some issues with the white chevy truck this month. The key in the ignition would not turn allowing the engine to turn on. The tumbler was replaced by the dealer but would not work with the existing key. They did order a new key but it is on backorder with no time frame of arrival. The dealer was able to use the extra key and make it work. The Engines Oxygen Sensor (02) had gone out causing the check engine light to be on. The last repair this month was the shifter

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was not working properly. These repairs have been done and the truck seems to be operating at full strength again.

iv. Water leak update

As I had mentioned in previous meetings we have been investigating a water loss here at CORA. We have seen a slow down of water loss and then the numbers started to climb. We did find another hydrant that appeared to open inside of a dog house and the heat tape had failed leaving the pipes frozen for more than a week. We ended up having to remove sections of the concrete pad and begin to dig below the freeze line. We never reached the freeze line by digging and used low heat to finally unfreeze the hydrant. This was a daily check even on our days off. The water started running at 11:30pm during a snowstorm. This was the hardest freeze I have ever seen from a frost proof hydrant. Normally I can get a hydrant working within 15-30 minutes. This hydrant took more than 7 days. We have verified with listening devices that nothing broke underneath the ground surprisingly. I have been told that our chemical usage went down right after that hydrant was repaired. We have noticed another increase but want to verify with the water guy, Tim Zigler to see what the chemical usage is.

b. Office

i. Property sales

Property sales are starting to pick back up and realtors are seeing an increase in clientele looking to purchase. What we are seeing is an increase in refinancing.

ii. CORA's process in property's refinancing

With refinancing or collateral loans CORA has some things to verify for the financier. Most lenders need a billing and payment history on dues and electric usage over the last 5 years, HOA status report to verify that the owner is in good standing and has no outstanding account balance. Some request property inspections to verify compliance. We have had 10+ requests this month regarding refinancing. One of the areas of concern that we are seeing with the refinancing is the lenders don't understand CORA very well. They assume we are similar to a Condo association, where the owner is only responsible for the personal property and not the lot itself. Carol will be speaking more about this later in the meeting.

iii. Workampers

We are actively looking for workampers this year. We have a returning host and I have a second host pending background screening. We have one position left to fill. I have an ad going out this week.

iv. Office Computer

We did receive the front desk computer; it is all set up and working wonderfully

v. Did you know? Owner mail forwarding to CORA

CORA does not have USPS mail delivery. In order for us to receive mail CORA has a PO Box in Fairplay. This is a commercial PO Box, meaning it is for commercial clientele. If you wish to receive your mail here at CORA feel free to

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mail it to the PO Box but please, DO NOT forward your mail to CORA's PO box because you will not be able to stop the forward or change the forward back. Commercial PO Boxes can not be forwarded as they are a business entity. We currently have a mail tote that is 18x13x12 more than half full of an owner's mail. They forwarded their mail here and now can not forward it back out. They need to contact ever one of the creditors, utility companies, magazine providers and change their address with them directly.

vi. WOW Committee:

I just wanted to let you all know that I set up a spreadsheet that has all of the new owners, names, contact info and when they closed. It should help you get started on your WOW adventures.

Negotiations are in process with Alex and Patricia at this time.

6. Treasurer's Report

- a. Mark wanted to let the owners know that we purchased a snow plow blade for the tractor. This falls in the budget and will save wear and tear on the white truck. It will take less time and less gas and will save work for CORA.
- b. Outstanding Assessments and current status
 - i. \$1201.43 = 5 owners with 1 being at collections - There is one account in for collections he's thanks the board and Patricia for helping with the collection activity. If there are any questions owner's are encouraged to feel free to contact the board with any issue via the email address. He stated contract negotiations are in process with our caretakers.
- c. Review of P&L - Carol has been working on these reports with the new QuickBooks she has loaded the past information to the website.

7. FACILITIES REPORT

- a. Any compliance issues/updates with lots

There are no compliance issues as of now that have come up in the last month. This is an ongoing task. It is highly encouraged to remove excess wood and debris from lots which help keep us in compliance with FireWise. If owner's need assistance, Rich has a trailer that can be borrowed to help bring the wood to the burn pile.
- b. Bathroom remodel

The men's bathroom is almost done. It basically needs the countertop installed. The original granite guy was not used because of constant delays and cost. Rich found a guy with the granite and would do the cutting and prep work. The actual installation of the countertops will be done by Rich and Alex. By changing it saved us \$800. The restrooms are still 30 days out as Alex noted.
- c. Truck

Alex already talked about the truck issues, the snow plow and the water issue.
- d. Clubhouse floor

The clubhouse floor is complete. Patricia set up tables around the floor leaving the center open. It looks really good.

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8. COMMITTEE REPORTS

Roles and Rules of Committees

- **Committees act as advisors to the Board**
- **Committees cannot take independent action without Board approval/oversight**

No other new committee updates at this time

- a. Social Committee -
- b. Finance Committee – Volunteers for next year
- c. Budget Committee - Volunteers for next year
- d. Compliance Committee – Volunteers for next year
- e. Election & Ballot Reform Committee
 - a. Proposal received 1-19-22
- f. Welcome To Our World (WOW) Committee - Skip thanked Patricia for setting up items for the WoW committee. No updates at this time.

9. OLD BUSINESS

- a. Accountant Transition
The accountant and working with the QuickBooks online has been going well. Things went a little bit too far with the cleanup with too many details being removed. It was addressed and everything was restored.
- b. AmeriGas Update
Carol Abbott finally got a hold of someone at Amerigas through their advocacy line at corporate. After review of the accounts they gave us credit for the propane left in the tanks leaving a balance of \$78. Because of the issues CORA encountered with AmeriGas, AmeriGass wrote off the remaining balance. Carol was told the remaining tanks should be picked up on March 22 and then we are done with AmeriGas. There are still owners on site that use America gas as their gas company and if so they should be working directly with AmeriGas to receive their propane.
- c. The Caretaker evaluations were completed by both Rich and Carol on-site.

10. NEW BUSINESS

- a. Owner Survey
The board is trying to be as transparent as possible on many issues. To help facilitate this an Owner Survey has been created and will be sent out to Owners to complete. Some of the survey questions include: How you want communication, Do you want to join a committee to help CORA, What kind of activities would you like to see at CORA, etc. (Things like a fishing derby, a craft table and other items have been brought up for activities)
- b. Insurance coverage on lots
 - i. Cora covers the outside; CORA Property only CORA and common areas.
 - ii. Owners cover their individual property (Rv's, personal property) for Liability and Property damage.
- c. Timeline overview for the next few months

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- i. Workamper hiring - We are presently looking for work campers for the summer help which is in process at this time. Patricia has filled the S/N positions.
- ii. SN will be opening the first part of May (weather permitting).

11. OWNER COMMENTS (non-budget subjects)

- RGS 9 Dullin: We want to express our thoughts and hope that Alex and Patricia stay.
- SN 164 DeSandro: Thanked Alex for posting the many pictures.
- Ken & Skip wanted to remind people that the roads will be widened sometime this summer at the campground. We need to come into compliance with the county. The road needs to be 20 foot wide with 2 foot easement. Some trees and bushes will need to be cut and some things like fences and rock structures moved so that Roads can be widened.
- RGS 9 Dullin: What if we are unable to locate the pins for our lots? Rich has a metal detector for those that cannot find their pins he will have to go through and find peoples pins before the road can be widened. Owners will be notified prior to this starting so they can be properly informed. If you have questions, feel free to contact Rich via the board email or through the office.

12. ADJOURNMENT

Rich made a motion to adjourn Ken and Shon second meeting adjourned at 6:42