

CAMPGROUND OF THE ROCKIES ASSOCIATION
BOARD of DIRECTORS MEETING AGENDA
Conference Call: 202-926-1160 Access Code: 889145#
April 20, 2022 – 6:00 P.M.MST

Members who announced themselves:

<ul style="list-style-type: none">• Caretaker Alex & Patricia• CS 3 Shon Kuta• CS 1 Mark Scifield• DSP 95/96 Ric Jeffries• CS 34 Rich Lofton• DSP050 Judy & Lanny Brown• CS 35 Skip Hasty• DSP055 William Smith• CS 56 Ralph McGee• SN 210 Karen Mock• SN045 Rich & Jenn Rodriguez• DSP085 Don & Juli Newton <p>Seven numbers no name.</p>	<ul style="list-style-type: none">• SN 14 Don & Susan Eccles• DSP 1 Michele Carol• SN 018 Ed & Kathrine Adams• RGS27 Delles Schneider• SN148 Hugh Long• CS 14 Carol & Tom Abbott• DSP 41 Jay Talley• SN164 Brad & Mary Desandro• SN 297/298 Joseph & Rebecca Rivera• SN 19/20 John Tidwell• CS85 Steve & Susan Riley• SN 115 Ken & Cindy Pacheco• DSP 3 Patti O'Donnell
---	---

A. CALL TO ORDER

- a. Shon called meeting to order 6:02 (Carol going to be late)

B. PLEDGE OF ALLEGIANCE

C. INTRODUCTION OF BOARD MEMBERS

- a. Mark Scofield, Ken Pacheco, Shon Kuta, Skip Hasty, Rich Lofton, Ralph McKie Carol Abbott

D. APPROVAL OF MINUTES OF March 16, 2022

- a. Shon Asked if people reviewed the March minutes. Rich Made a motion to approve and Ralph second. Meeting minutes approved.

E. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA (Patricia sick)

- a. Facilities –

As you probably know the next couple of months are busy ones for us. We will have a full swing of people starting to arrive over the next couple of weeks. We have and will discover problems that occurred during the cold winter.

1. S&N water turn on is quickly approaching. We are expected to begin the procedures of turn on the water the week of April 25th, 2022. This process should be complete and ready for testing by May 1st for the State review. This process we are being told could take up to 2 weeks for completion and approval. We expect all water to be certified by May 15, 2022.
2. When we begin to introduce more water to the property it means it is time to turn up the waste treatment plant. We will be servicing all the pumps and turning over the system to summertime mode. We do ask that you please avoid placing any and all

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD of DIRECTORS MEETING AGENDA

Conference Call: 202-926-1160 Access Code: 889145#

foreign objects in the toilets and dump stations. Toilet paper is the only acceptable product to be flushed.

3. Work Campers have been hired for the Silverton Northern Campground. We will have service center A opening in the same time frame as the water testing is getting completed. We will try for an earlier date, but it will be no later than May 15th. I am anticipating our first work camper to arrive the first week of May that will help the service centers openings.
4. We will be doing some upkeep on the roads before we begin to install speed bumps. We did have many people ask if they could purchase speed bumps last year. Unfortunately, the supply chain was delayed until this year. I did find a supplier that is able to give volume discounts and ship them immediately. The prices are \$160-\$197 per 10 ft section depending on volume. Any donated speed bumps would have your lot number placed on the bottom for future placements. We do wish that all CORA members can be considerate of what dust their vehicles are producing. Even at the maximum speed limit of 15 mph your vehicle will produce road dust.
5. Propane tank requalification is required every 10 years or if the tank has an E on the qualification, then it is 5 years. We do require all tanks be qualified for proper filling. Rich Lofton had reached out to Ferrell Gas, and we should be able arrange a day or 2 that we can requalify tanks here at CORA.
6. Pool opening is coming for Memorial Day Weekend. We will begin to completely empty and start the cleaning process. We will also be handling the boilers annual service and making changes to sensor placement to optimize heat production. Our season chemicals have been ordered and on the way. I will say that Pool Chlorine prices have increased significantly over the last year. I would say the price has doubled since Covid 19 started and probably about 70% since last summer. The current price for a 50lb bucket is \$284 and this pool will use between 3 to 4 buckets per season. We will be opening the roof on both sides this year as we did have a condensation issue last year. As the nights drew colder the pool water would form condensation on the pool roof and then would drip into the pool. Any dirt or dust on the pool roof would be cleaned daily and would send our chemicals into a shortage. We will be opening the roof completely this year to help with trapping the condensation. We also ask that all swimmers take showers before entering the pool. Anything that is placed in the pool is sanitizes at entry but also eliminates the effects until more chlorine is added. We ask all moms and dads or acting adults to please keep a close eye on the kids. We ask that you set a potty schedule since we know that kids will do what they want otherwise. We did find little feet prints last summer on the water tanks of the toilets just to mention the obvious.
7. Wood Fire Pits and Propane Fire Pits. We are currently under a Fire Ban unless the fire is controlled by a knob. You still must get a burn permit even when it is a propane fire. The county does ask us to approve any new fire pit builds within CORA. The problem we have is currently many properties have a Fire Pit that no one knows about. We would love to be able to indicate what type of fire pit you have

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD of DIRECTORS MEETING AGENDA

Conference Call: 202-926-1160 Access Code: 889145#

when your neighbor or Fire fighters call about your lot. This also eliminates us from chasing false alarms. We will be asking people to either email some information on your fire pit or stop by the office. While talking about fires, I cannot stress the dangers of having large amounts of firewood around a bunch of trees with a large fire pit in the middle of it. We have many property lawns that have not been maintained in years that have taller grass. If you have excessive wood or old wood that you would like to expose of, I will bring a trailer.

8. We will be making some upgrades for the internet this year. I believe this s the last year of the 4-year plan. If you are in DSP, RGS or C&S you will want to find out more about what equipment you will need to have to get connected. We do have flyers in the office.
 9. Pool Bathhouse are getting very close to completion. We are probably a good week and half away. We ran into a very unfortunate situation last Thursday when entering the bathroom to find septic everywhere and running out the doors. We assume that laundry had been used overnight causing the problem to show itself. This brought everything to a halt- We spent 3 days jetting lines and discovered that we had frozen sewer lines about 10 feet in the direction of the parking lot. After Jetting approximately 40 feet of ice we hit a much harder surface and started getting air bubbles back with dirt in them. We do believe that we have a collapsed sewer pipeline in the parking lot heading towards lot DSP97. The next adventure is having the right people and finding them. We spent a couple days trying to get references and making contacts to find that our local plumbers are very busy and could be weeks to get us handled. We wanted a plumber that will find the root of the problem or help us eliminate what we see to be the problem. We do speculate that the bathhouse to the laundry area has settled lowering the sewer pipeline creating an incline and allowing freeze. Unfortunately, a plumber was not ready for us and we have an excavation company that will dig the hole and we will have to do the repair in house. We will have an estimate in the next 48 hours for the cost of dig.
 10. Arts & Crafts fair possible 4th of July weekend! We need volunteers. We also need lots of ideas.
 11. CORA is seeing some aging pains like hot water heaters giving problems or a furnace motor that needs replacing. We are fixing these problems as quickly as we can.
- b. Office
1. Real estate scams – We have been receiving reports from owners that they are receiving sale contracts from a Terrain Project, LLC. We have called them, with no return call. I have asked around and no one has ever heard of them. What we do know is that their offers are \$15000-25000 under current value. There are numerous negative reviews online and with the better business bureau. So please beware. Also, we are seeing a lot more people coming to the gate just wanting to tour the property. This is not allowed! Non-members must be escorted on property, either by an owner or a realtor

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD of DIRECTORS MEETING AGENDA

Conference Call: 202-926-1160 Access Code: 889145#

2. Workamper Status - We have workampers for SN that will be arriving over the next couple of weeks. We are conducting interviews and running ads for CS. Unfortunately, nothing definite but promising.
3. Clubhouse workstation and information center - So we are adding a desk, computer, and printer. Here you will be able to do your own printing, internet surfing or checking emails. All CORA forms, minutes etc. will be available right there on the desktop.
4. Did you know? - Park models require a little extra paperwork for placement at CORA. We have a form to fill out and you will need to submit a drawing of park model placement on the lot. Once setbacks, size and RVIA status are confirmed a liability letter will be sent to you for signature. This letter points out the risks involved in placing a Park model at CORA. Once placed there will be a final inspection.

F. Treasurer's Report

- a. Outstanding Assessments
 - i. \$715.66
- b. Owner reminder about gate codes being inactive if not in good standing - If you are not in good standing your gate code will not be active. This is nothing new and it's been here since we've had a gate facilities and is outlined in CORA's covenances and Rules/Regulations.
- c. Review of P&L and Budget vs. actual - expenses are starting to stack up. The bathroom is still within budget. The new sewer problem might be an issue. Talked about the budget and the expenses still to come. We are about 50 to 55% in line, but money still has not been moved from the reserve accounts. We're watching that through the P&L. The golf carts that we have just purchased we're already in the reserve budget. Thanked Rich for finding a good deal on the golf carts. The board has been buying things like a new blade for the tractor to save wear and tear on the truck to save money because it's less work to clear the snow.

G. FACILITIES REPORT

- a. Any compliance issues/updates with lots - Rich compliance issues extra wood needs to be cleaned out old trailers rundown lots need to be taken care of we need to try to contact these lots that need help.
- b. Bathroom Remodel – The bathrooms should be getting light at the end of the tunnel should be done in a week or two if there are no more issues.
- c. Golf Carts - Found the guy with the golf carts they wanted 9000 he talked him down to 75 for both 1 to 2005 one's a 2004 both are gas driven with dump beds. Utility type golf carts, Rich will pick them up they will be at CORA by next Tuesday. Note on the golf carts, these were in the budget, and it was already approved that we buy them, so this isn't an extra expense.
- d. Widen roads – This summer the roads will be widened. Notices will be sent out when project will start. Skip said we need help; people need to find the pins on their properties if you can't find your pin please contact Rich. He has a metal detector to help with that. If you can help clean the roads up to the pins it will make things easier for when the road has to be widened. Carol says we will be sending out messages when we start working on the roads

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD of DIRECTORS MEETING AGENDA

Conference Call: 202-926-1160 Access Code: 889145#

- e. Dead Man's Gulch - We need to start thinking about the dead man's gulch work.

G. COMMITTEE REPORTS

Roles and Rules of Committees

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

Committees once the committees start having meetings, we will try to publish the dates when the meetings will happen. If you go to one of the committee meetings it doesn't mean you have to stay on the committee, go when you have something to say when you want to help we just want people to have a say and help where they can.

- a. Social Committee -
- b. Finance Committee – Volunteers for next year
- c. Budget Committee - Volunteers for next year - ask when the budget committee was going to meet and if that we still had the list who was on the committee from last year should be in the clubhouse.
- d. Welcome To Our World (WOW) Committee
 - a. Skip mentioned the dates would be June 4th, July 2nd, August 6th. These meetings will highlight critical items for owners to be aware of that are important to living at CORA. Jay Talley is putting together a proposal to break down the rules of what they will be discussing to make sure nothing is stated incorrectly. Patricia has helped by sending a list of all the new owners.

H. OLD BUSINESS

- a. AmeriGas Update - AmeriGas is complete the bill is zero they gave us credit for the tanks they took they came and took the rest of their tanks there are owners that still use AmeriGas to fill their tanks they should touch base with AmeriGas to make sure how to get in and out of CORA
- b. Caretaker contracts - The caretaker contracts have been renewed and are in place for another year.
- c. Owner survey - The owner survey has been sent out today. Currently, there are around 68 replies and it's going to be resent out and attached to the Facebook page. We really would like owner input.

I. NEW BUSINESS

- a. New golf carts – Were mentioned above in the Facilities Report
- b. GATE CODES - Mark talked about the gate codes. He has sent the board information on how it is to work. We know it has stopped people from dumping trash. By coding in and out it helps CORA keep track of owners in accordance with the six-month timeframe. We are looking at a 3-step penalty system for violators of gate code rules which includes piggybacking and sharing gate codes. It is not just the board, but members need to help enforce the rules. Remember this is for everybody's safety and protection. Rich mentioned it has even lowered vandalism. Alex says at the gate if you see a problem report it call the office.
- c. New water heaters for next year. - Water heaters in some of the centers will need to be looked at for next year. Some of them may be going out and it's best to be on top of

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD of DIRECTORS MEETING AGENDA

Conference Call: 202-926-1160 Access Code: 889145#

these because of style and lead time for replacing. They are not your ordinary water heaters but large commercial boilers.

- d. Workampers - Some have been signed on for the summer to help run S/N but we are still looking for a couple for the C&S position.
- e. Timeline overview for the next few months
 - i. SN opening first part of May - The plan is to open the water at in S/N around the first of May 1. It is in progress but are waiting for the water to be tested.

f. June – August Board meetings

i. 2nd Saturday of each month at 10 am inside the clubhouse

J. OWNER COMMENTS (non-budget subjects)

- RGS 27 Dell Snyder asked to have the survey sent to him again. Carol said she would re-post, send emails, and will put it on the Facebook page. Dell also asked about the road work in RGS now called the Dead Man's Gulch. Rich commented how we are planning to use cement blocks to help with erosion. He mentioned that we are looking into seeing what can be done with the little horn project since it is not going to work. We will use as much of the planning from it as we can but we are having to come up with different ideas.
- DSP 3 Pat O'Donnell asked about speed bumps. They will be put back out on the roads. If owners want to donate funds for ones in front of their property while the others will be placed in the normal locations. We wanted to purchase more last year but the ones we wanted were out of stock.
- DSP 55 Linda Smith. She was very impressed with the clubhouse bathrooms. 2. She suggested putting a box at the gate for flyers for the places that are for sale. Flyer out by the gate so you don't have to come in the gate. 3. They live by the propane station and noticed that water has filled the ditch with wood chips from the last rain. Rich said yes, the wood chips were from the Timberline project and weren't properly removed. The ditches will be cleaned up.
- DSP 41 Jay Tally – What is the status of the water leak. The leak has gone down but there still have some hydrants to check out, but the loss of water is low.

K. ADJOURNMENT

The meeting adjourned with a second from Rich Lofton.