

CAMPGROUND OF THE ROCKIES ASSOCIATION
BOARD of DIRECTORS MEETING AGENDA
Conference Call: 202-926-1160 Access Code: 889145#

June 11, 2022 – 10:00 A.M.MST at the Clubhouse and via phone

Members who signed in or announced themselves on the phone:

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| <ul style="list-style-type: none">• Caretaker Alex & Patricia• CS 3 Shon Kuta• CS 1 Mark Scofield• DSP 95/96 Ric Jeffries• CS 34 Rich Lofton• DSP 102 Nancy Schultz• CS 35 Skip Hasty• CS 56 Ralph McGee• RGS 27 Delles Schneider• SN 179 Randi Patton• DSP 45 Marvin K. Gill• SN 185 William & Kay Greenlee | <ul style="list-style-type: none">• DSP 25 Sharon and Willian Blankenship• CS 19 Maxine Chitwood• DSP 15-16 Sharon French• SN 19/20 John Tidwell• SN 115 Ken & Cindy Pacheco• SN 07 Kurt & Tamera Snyder• SN 241 Karen & David Pulley-White• DSP50 Judy & Lanny Brown• SN 179 Randi Patton• DSP 45 Marvin K. Gill• SN 185 William & Kay Greenlee |
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A. CALL TO ORDER

- a. Shon called the meeting to order at 10:05.

B. PLEDGE OF ALLEGIANCE

- a. Ralph started the pledge.

C. INTRODUCTION OF BOARD MEMBERS

- a. All board Members present except Carol Abbott. Present: Mark Scofield, Ken Pacheco, Shon Kuta, Skip Hasty, Rich Lofton, Ralph McKie

D. APPROVAL OF MINUTES OF May 18, 2022

- a. Motion to approve minutes Shon with a second from Rich.

E. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

- a. Facilities- First, I would like to welcome everyone back. It has been fun over the last month seeing everyone showing up. The wintertime for us blows by as we try to utilize the time to do projects and improvements. Basically, we never have a dull moment.
- i. Backflow preventer- I need to talk to everyone about backflow preventers. These devices are installed on every hydrant on this property to avoid cross contamination to our water supply. Frost proof hydrants which is what we have installed work on a gravity siphon concept. These backflow preventers also allow your hydrant to breathe and siphon the water below freeze lines. Backflow preventers are made with plastic and should be removed in the fall and placed back in the spring. They tend to fail sooner if left in this cold weather. Backflow preventers are sold in the office for \$7.00. The department of health does require backflow preventers on all frost proof hydrants.
- ii. Toilet Paper usage in a septic tank setting- Next, I want to let everyone know that we are on an oversized septic tank system. This means we have enemies to the sewer system here at CORA. Excessive toilet paper makes it hard to travel the distance to our sewer plant. To avoid shutdowns of your local bathroom please take consideration of the amount of teepee you're

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about to attempt to send down the pipe. These pipes are not getting any newer and definitely not bigger. Our treatment plant does inject air at the paper to break it down faster but has to wait to receive it.

- iii. The Swimming Pool- The swimming pool is in full swing this year. We made a few adjustments to the boiler making it a bit more effective meanwhile improving efficiency. We did have to open more ceiling tiles this year to prevent condensation and green water. We do have a couple of great opportunities at the pool. Monday – Friday unless it is a holiday water aerobics from 8am to 9 am. On Saturday and Sunday, we will have lap swimming at your own pace from 8 am to 9 am. The pool is open from 9am to 8 pm. Please remember to supervise all children under 16 or we will make them espresso and send them home with a puppy.
- iv. Propane- Just wanted to talk a little bit about propane. Couple of things, we are doing Propane from 1pm to 2 pm Tuesday - Saturday. Our days will probably improve once we secure a workcamper at C&S. I sometimes swing by at 1pm and fill all the tanks that are there. I usually will not return till the next day to refill tanks. I also want to remind people to make sure their Propane tanks are within dates of last certification. New tanks are good for 10 years and visual certified tanks have an E on them and are good for 5 years. I am still waiting for my training, but I will be certified to requalify tanks soon. We will also have the ability to purge tanks of air. Talking about air with propane. I want to remind everyone that you should close your propane tank valve before disconnecting. This helps avoid air getting in your tank that takes space away from propane.
- v. Construction Permits- We have a lot of new owners here at CORA this year. I am expecting to see a lot of building and improvement this year. With that said we have certain rules that were agreed upon with Park County to make it easier for the County and CORA to work together. Many concessions have been made to CORA since we are such a unique community. When I was hired here at CORA, I was informed that for many years construction was done without proper paperwork or staying within the agreement that was established at the inception of CORA. This can cause problems for the lot owners, but it also can change the relationship CORA has with Park County. Remember if you have big plans for your property, we have Construction Permit Request forms here at the clubhouse. CORA Governs ALL construction that is performed on Private Lots here at CORA. If CORA is unable to meet your request it is because your project is not within the scope of acceptable structures here at CORA nor the county. We do usually require a drawing that displays location of the construction in lieu of property lines. Please do not start building till you have been notified by the office verbally or in writing.
- vi. Clubhouse boilers evaluation- Over the winter we did general service of the water heaters for the clubhouse. We discover that we have a huge rock of calcium at the bottom of the tanks. This calcium makes it much harder for our water to be heated and actually kills any chance of efficiency. These water heaters were installed in 2010 and have had a fulfilled life. We currently have two 99-gallon tanks that operate at 75,000 btu. In my investigations of what would serve CORA best, I discovered that 75,000 btu will give you roughly 75 gallons of recovery per hour. We have a huge potential for hot water usage since not only do we have 10 showers, 7 toilets, 9 sinks, 2 dishwashers and 4 laundry washers. We have the potential to use more than 30 gallons of hot water per minute. 200 gallons starts to look like little tanks. Really that is a lot of water and recovery is the name of the game. Hot water on demand system for this application is not recommended unless we set up boosters throughout the building. To make things less complicated I am suggesting we stick with 200 gallons, but I want to increase our BTU to 200,000 meaning our recovery will be 200 gallons per hour. I also want to shut down one water heater during the off season and only run one at a time. This will help with servicing, but we will be able to rotate usage to tanks from year to year.
- vii. Finally, I am looking for volunteers to help do some painting at the playground. If you have a painter's touch, please get with Rich Lofton or I. Thank you

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b. Office

- i. US 285 South Fork of South Platte Bridge Replacement- I spoke with a representative from the DOT and she confirmed that the project was scheduled to begin on June 14th 2022, road signs on Hwy 285 validate her statement. She did say that the initial construction would only shut down 1 lane for the first month and then a full shut down with travelers utilizing the detour on CO 9 and US 24. She did say that all things are subject to change..
- ii. Listing Properties for Sale with the Office – For Sale Tiers- One of the reasons we charge for different ads is because work goes into designing the ads by both staff and our webhost. We offer three different tiers to select from; ranging from Free to \$150.00
AD Choice
Tier 1 – FREE
Tier 1 is a: Print Ad Only – Free
Text Ad with up to 350 characters or less. Listed “For Sale” on CORA’S “For Sale” listings sheet and on CORA’s website. No Photos or Links allowed
Tier 2 – \$50.00
Tier 2 is a: Print + Photos - \$50.00
Text Ad with up to 350 characters or less. Listed “For Sale” on CORA’S “For Sale” listings sheet with and on CORA’s website with Photos, video links allowed.
Photos: You may email up to eight digital photos as jpeg files to manager.cora@gmail.com to be placed on the Campground of the Rockies website.
Tier 3 – \$150.00
Tier 3 is a: Deluxe Full-Page Ad - \$150.00
Spot Lighted - Online Text Ad with up to 350 characters or less. Print Ad is a Full-Page ad listed with CORA’S “For Sale” listings sheet and on CORA’s website with Photos, video links allowed. Photos: You may email up to eight digital photos as jpeg files to manager.cora@gmail.com to be place on the Campground of the Rockies website and in your Full Page for Sale ad.
- iii. Propane Fire pits – Registering with Office, Fire Permits- If you have a firepit please contact the office and let us know what kind of firepit you have. We are looking to compile a list of the types of fire pits for fire prevention purposes and to assist the North West Fire district in tracking campfires and if they are in violation of the current restrictions. This will allow them to call us on a fire report to confirm the firepit has a shut off/is propane. Saving them a trip out to confirm themselves.
- iv. DID you Know – Pets at CORA – Rules & Regulations involving Pets –
 - 1) Rules & Regulations: Pets will be kept in accordance with Covenant 6.7. Lot owners are responsible for the immediate removal of their own pet’s waste from their lot and/or the common grounds. 6.7 Animals; Pet Control. Domestic pets may be kept but should not be left unattended. Pets shall not be permitted to run at large within the Campground of the Rockies Community or on adjacent lands and shall be required to be within the "positive control" of the owner thereof at all times. Positive control shall mean that the pet, when on the Lot of the Owner thereof, is within the sight and earshot of a person on the Lot who is capable of summoning and controlling the pet, and when off of the Lot, is tethered with a leash no longer

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than ten (10) feet in length, one end of which shall be held by a person capable of controlling the pet. No tethered pet shall be left unattended.

2) No Pets allowed in CORA buildings. This includes Bathrooms, Clubhouse, Service Centers, Pool, and Laundry Facilities.

- v. Gate update- Just wanted to make sure that everyone is aware that written gate rules are now available. You can find them at the clubhouse workstation or in the office. Please remember that if you code in a vendor, you also need to code them out. Please don't send them back to the exit to fend for themselves and hope they find a way out. Remember, with advanced notice your assigned vendor code can be activated.
- vi. FYI's: We added a quarter machine at the clubhouse. It is located next to the Ice Cream Freezer in the Honor Store.
- vii. Thank you's! I would like to thank the WOW committee for a wonderful presentation. Very informative! But, please remember this is not a board meeting, this is a Welcome Committee that goes over a handful of the most frequently asked questions, concerns and explains standard policy to new and existing owners. I would also like to Thank Rich Lofton for his kind donation of a park bench to replace the existing in Memory of Carl Neville bench. Located in front of the office.
- viii. Announcements: The Social Committee is hosting a bon-fire this evening at the Clubhouse courtyard. Swing by around 8pm with your favorite Snack and Spirit for some community fun after dark!!!

F. Treasurer's Report

- a. Outstanding Assessments
 - i. \$210.00 – these are from four different owners. The amount is too low for collections to handle.
- b. Expenses (operating)
 - i. Fiscal Year - \$293,281.08
 - ii. (5/15 – 6/8) - \$19,268.66
 - iii. Board held a meeting going over the budget. We are looking to be in good shape.

G. FACILITIES REPORT

- a. Any compliance issues/updates with lots- Been doing a lot of cleanups. Rich has been removing abandoned trailers and R/V and sheds along with excess firewood. If anyone needs help contact Rich.
- b. Metal Scraper- This needs to be scheduled CORA no longer has a scrap pile. Again, Contact Rich.
- c. Timberline cleanup- Rich has found a different company to do the Firewise for next year.
- d. Stocking the pond- Heard the pond was stocked this last week.
- e. Concrete replacement- This is going to be investigated.
- f. Fencing replacement- Getting quotes to get a new fence.
- g. There is speeding going on. Another request "People please be respectful to others.

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 – Initial email sent on 6/5/22 to volunteers- Committee planning Arts/crafts a Bake sale. Was a campfire set for tonight in the courtyard.
- b. Finance Committee – Volunteers for next year
- c. Budget Committee - Initial email sent on 6/5/22 to volunteers
- d. Compliance Committee – Initial email sent on 6/5/22 to volunteers Rich made a request for members. CORA needs to work together.

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- e. Welcome To Our World (WOW) Committee- The committee held its first meeting with the members.
 - a. 1st Saturday July & August The next meeting July 2 then again August 6th.

H. OLD BUSINESS

- a. Owner survey- The turnout has been OK. We need to put results together and share with the members.
- b. Golf Cart usage at CORA- CORA has three carts two to be used by workampers in SN and one being used by workampers down below. SN has some people that have been pre-approved to use carts.
- c. White Elephant table- Kay Greenly requested help to run the table. She is going to be gone in Aug.
- d. Trash process- There was no pick up for Memorial day. We need to change the trash pickup earlier next year. Do not leave trash outside the dumpster. There are bears in the area.
- e. Workamper status- Still looking for a position in C&S.

I. NEW BUSINESS

- a. First mailing to owners is coming up.
- b. Owners needing assistance- If anyone is in need of assistance contact Rich or email to the board. Help will be arranged. mailforcoraboard@googlegroups.com
- c. Being respectful and considerate of the CORA facilities. There have been several cases where issues with the rest rooms have occurred.
- d. Clubhouse flooring- this service was donated by a CORA member. No CORA funds were used.
- e. [HB22-1137](#) signed into law on June 3, 2022. We are consulting with an attorney to make sure we have the details and understand the changes needed. Show said fees may need to be increased.
- f. July Board meeting – July 9, 2022 10AM at the clubhouse.

J. OWNER COMMENTS (non-budget subjects)

- DSP 95/96 Ric Jeffries. Stated the CORA is not an HOA but instead part of a Common Interest Association which is governed by CCIOA.
- SN115 Cindy Pacheco. Note on the fire Wood /Gas Need a permit. If you have a fire and no permit, you can be sighted. Patricia said we are just assisting the fire department. Alex commented on not keeping up with the signs.
- RGS1 The bridge work due to start June14 down to one lane. In 30 days both lanes will be closed in both directions.
- SN241 Karen. There is a way to sign up for alerts. Go to the park county page. It gives info on fire bans and the road work.
- 190- Permit for a campfire is required and has a cost \$10. There is information in the clubhouse or you can go on line for more information and even purchase the permit.
- DSP45- No longer use Mag Chloride. Move to buy more speed bumps. Rich looking into using used asphalt on the bad spots of the road. An option, you can buy your own speed bumps and have them out where you want.
- Shon if you hear a rumor and have questions please follow up with the board.
mailforcoraboard@googlegroups.com

K. ADJOURNMENT- Mark made a motion to adjourn and Rich seconded the meeting adjourned 11:30AM.