

CAMPGROUND OF THE ROCKIES ASSOCIATION
BOARD of DIRECTORS MEETING AGENDA
Conference Call: 202-926-1160 Access Code: 889145#
May 18, 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 Scofield• DSP 95/96 Ric Jeffries• CS 34 Rich Lofton• CS38 Steve & Susan Riley• CS 35 Skip Hasty• CS 56 Ralph McGee• SN 210 Karen Mock• DSP004 Larry & Laura Haas• Showed 22 called in (numbers no name)	<ul style="list-style-type: none">• SN 14 Don & Susan Eccles• DSP 1 Michele Carol• CS 14 Carol & Tom Abbott• DSP 41 Jay Talley• SN164 Brad & Mary Desandro• SN159 Karen M Conley• SN 19/20 John Tidwell• SN 115 Ken & Cindy Pacheco• DSP073 Susan L. Shaw• RGS07 David & Linda Ring
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A. CALL TO ORDER

- a. Carol called meeting to order at 6:03

B. PLEDGE OF ALLEGIANCE

- a. Ralph started the pledge.

C. INTRODUCTION OF BOARD MEMBERS

- a. All Board members present.

D. APPROVAL OF MINUTES OF April 20, 2022

- a. The meeting minutes for April were approved with a motion from Ralph's in a second from Shon.

E. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

- a. Facilities - This month has been a busy month for us here at CORA. We have already had many members showing up for the summer and some weekend warriors. It is good to see all of you and we are excited for a fun summer.
- i. **Bathroom Remodel** - As many of you know we have been working on remodeling the Pool Bathhouse. We do have both bathrooms opened. We are still finishing odds and ends. Today we received the women's enlarged stall door. The bathroom has many new improvements. We will be adding rugs or runners to help with possible slipping. Ultimately, we ask you to be careful on any tile floor if your feet are wet. We do hope you enjoy the new improvements.
- ii. **Parking on the grass** - We do want this summer to be fun and exciting and most important safe. I do want to remind everyone that we are in an extreme fire band. This currently includes driving cars or parking on grass. We have recently seen fires starting from the bottom of vehicles in the area. I have personally seen someone park on the grass at C&S leaving the car running while they used the services. This could have been a game changer that day here at CORA. Our grass looks very green compared to others. The windy conditions have made our green grass an illusion and it is extremely dry. The board and I are considering

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installing a parking corral to avoid problems in the future. We also hope that this will stop people parking at the workcampers site especially when they arrive.

- iii. **SN Opened** - The service centers for Silverton Northern campground have been opened. We have two fabulous camp host up on top. We have a returning host at service center c named Keri and Service center A is being hosted by Randy. Super nice people and very excited to return and spend the summer with us.
 - iv. **Workampers**- Please be a little patient this year, we are still trying to find our C&S workcampers. Typically, this is the second person who helps me to do various repairs, while the other is handling day to day operations. I do want everyone to know that I take this job very seriously, I do see your problem to be serious but sometimes I will have to prioritize other problems. Thank you in advance for your patients.
 - v. **Pool status** - The pool, the wonderful pool. We have been working on getting it open. We did get it all cleaned out and already refilled. We are holding pressure with zero signs of leaks. We did start yesterday circulating and filtering the water. We are still wrapping up a few modifications on the boiler and some servicing. This should be completed within the next 24 hours. The pool is currently at 55 degrees and will probably take close to a week to reach our goal of 86 degrees. The ultimate conclusion is that I am confident that we will have the pool in operation for the Memorial Day weekend
- b. Office
- i. **Thank you:** As some of you are aware, our dogs broke a fence board and managed to escape their yard. We got everyone back within a few hours except for 2. Happy was found on the third day and Silver was found on the 13th day after going missing. All of the puppies (There 2 years old) are safe, have been vet checked and are doing well. Alex and I would like to Thank everyone for their assistance, prayers and thoughts. We would like to mention one young man in particular, his name is Hawk from CS05. This young man is our future hope, he spent his play time searching and praying for our babies. So, from the bottom of our hearts, Thank you so very much!!!
 - ii. **Workamper Status** - We currently have two Camp Host in the SN campground. We are still looking for a Camp host for CS campground. We ask that everyone be patient with our new workampers this year while they are training and learning the ropes. Also, the lower campgrounds will see a golfcart being added to the fleet. This is to help conserve gas, but also allows the office to assist with more. Like assisting with the gate, rounds, cleaning, unlocking gates, basically assisting facilities so they can focus on the task at hand and not dealing with interruptions every 15 minutes.
 - iii. **Propane cost increase** - As with all things these days, propane costs are on the rise. Fortunately, our current Board of Directors was able to secure a contract

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with FerrellGas this year and locked in our cost of propane. Unfortunately, that cost did increase from last year but not as much as the overall country. Our board acted early and was able to lock in a much lower price than the national average which is \$3.30 wholesale residential (as per US Energy Information Administration). The current cost of propane to CORA members is \$3.00 a gallon from our dispensary.

- iv. **New workstation in the clubhouse** - There is a workstation set up in the clubhouse. You will find a computer, printers, and basic office supplies. This is for CORA members to use, you can log on and check emails, surf the internet, print your own items. You will find all of the forms needed by members, like Construction forms, complaint forms, dry storage forms, etc. We also have local event magazines and brochures there. If any members have any suggestions of items that they would like to see, please let us know. We will do our best to provide.
- v. **Did you know Credit Cards & Honor System Store** - CORA accepts all major credit cards in the office. We do have a 4% surcharge added to your purchase to cover the costs to CORA for its usage.
- vi. We do have a CORA Honor System store set up in the clubhouse. You may purchase snacks and ice cream after hours by placing your money in the money box or bag designated to that item. Please, Smile and know you are on camera!

F. Treasurer's Report

- a. Outstanding Assessments
 - i. \$715.66
- b. Expenses (operating)
 - i. Fiscal Year - \$273,937.57
 - ii. (4/20 – 5/15) - \$26,242.81

The board was going to have a meeting on the 21st to go over budget just to make sure that we are on track.

G. FACILITIES REPORT

- a. Any compliance issues/updates with lots - There at least 5 People Rich is helping. One she is moving Rich
- b. Bathroom Remodel – Almost complete. Alex covered it in his report.
- c. Timberline cleanup - Alex gave the update timberlines going to come and re-spread out some of the wood chips that they had left people are taking a lot of the extra wood.

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 -
- 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 – Carol working on a write up.

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- f. Welcome To Our World (WOW) Committee
 - a. They will meet they did a phone call last week I have new members one item like how to do things like propane Patricia adds new members to the email list
 - b. Have set up three meetings to go over with members. 1st Saturday of June, July, August

H. OLD BUSINESS

- a. **Owner survey** - is still being sent out and requested there are 100 inputs now.
- b. **Gate code enforcement** - We need to go over the gate enforcement guidelines and rules. Having the gate has stopped people dumping trash and made CORA safer. If you have guests, go to the office and request a guest gate code. There will be rules sent out soon.
- c. **Bridgework on 285** will begin June 1 it will be at least 3 1/2 months

I. NEW BUSINESS

- a. **Golf Cart usage at CORA**
 - i. SN and workampers - SN has two golf carts up top for the Workampers with one golf cart down below for the work campers to use. Using carts instead of the red truck to save money. Owners can use golf carts up in S/N only if they have arranged it with the office in accordance with the Rules & Regulations.
- b. **Owners needing assistance**
- c. **White Elephant table** - Kay Greenlee is going to run the white elephant table again thank you very much
- d. **June – August Board meetings**
 - i. 2nd Saturday of each month at 10 am inside the clubhouse. -- Again the note that the board meetings for June July August will be in the clubhouse Saturday at 10 o'clock

I. OWNER COMMENTS

- a. DSP95/96 Rick Jeffries - It has been brought to my attention that the water and sewer lines servicing the clubhouse, fire hydrant and managers house originate in the center of the DSP&P lots just west of the building. I have examined the original site utility drawings dated May 1979, and the "AS Built" drawings by Harvey G. Hamilton with Mountain Planning & Development first dated 12/1/82 and revised on April 13, 1984, and have made the following observations:
 - i. There are no dedicated easements on the private property where the utility lines are buried. This poses a legal problem for any owner wanting to sell.
 - ii. None of the old drawings are accurate. Last week the lines were toned, and the actual locations of the utility lines do not match any map.
 - iii. Original drawings show a 4" water line servicing the fire hydrant, but do not show a 4" supply line at the point of connection. Plan shown a 2" PVC supply line. Unless the 2" line is looped, which it is not, this could hinder firefighting efforts.
- I think a good resolution to these issues would be to locate the exact position of all of the utilities impacting the private owner lots and accurately describe any future easements. The descriptions would have to be generated by a civil engineer and land surveyor. I also want to point out that the private land sales in Western Union

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Recreation Vehicle Park began in May of 1981. In that year there were no easements of any kind shown on any of the development drawings. The easements shown on some current drawings indicate that someone hand penciled them in on the drawings years later.

- b. SN19/20 John Tidwell - What about speed bumps being placed down on the roads? People are already going too fast. (Alex) They were going to be installed after Memorial Day. Anyone who wants to donate speed bumps can donate towards the purchase and ensure the location of the particular speed bumps.

J. ADJOURNMENT

- a. There was a motion to adjourn by Carol with a second from Rich meeting adjourned at 6:52.