

**CAMPGROUND OF THE ROCKIES ASSOCIATION**  
**BOARD of DIRECTORS MEETING AGENDA**  
**Conference Call: 515-606-5353 Access Code: 889145#**  
**10 August 2019 – 10:00 A.M.MST**

**Board Members Attending:**

Brandon Walker (Phone), Joyce Derby, Mark Wiseman, Mary Grove, Ric Jefferies, Carol Abbott

**Board Members Absent:**

Kristie Divinski,

**Caretakers: Bruce and Jasmin Elliott**

**Owners on Phone:**

Chuck Titus

Abernathy

McClain DSP 76

Tim Wright

Susan and Don Eccles

Milt Shaw

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. INTRODUCTION OF BOARD MEMBERS**

**D. MINUTES OF 13 July 2019**

- a. Brandon motioned to approve and Mark seconded.

**E. CARETAKERS REPORT**

- a. Jasmin and I continue to get up, suit up, and show up.
  - i. We continue to learn.
  - ii. Are trying to keep a positive attitude and smile
  - iii. We attempt to meet the needs of owners at CORA
  - iv. We feel it is an important part of our day to interact and listen to owners, Board members, vendors, camp hosts. Committee members, etc.
- b. We make our rounds morning and evening; talking to owners, observing lots, roads, and situations
- c. Jasmin continues to learn and take care of office responsibilities
- d. Bears – Bears have been busting up plastic lids on the dumpsters and making big messes
  - i. Thanks to everyone who informs us and helps clean up the mess
  - ii. I spoke to the GM of Waste Management. They are coming out this week with plywood and supplies to reinforce the lids.
  - iii. We even went on Bear Patrol at 2:30 AM. An owner called to report a bear on their roof. We searched but did not find any signs of a bear.
  - iv. There is a mother and 2 cubs - Turn the lights and TV on to make noise to scare them away
- e. With all the rain we have more mowing to do
  - i. Riding lawn mower is being picked up this week after repairs
- f. Leak Detection – DSP
  - i. The report in February showed a large leak in DSP. The inspection in July showed 3 hydrants with leak issues (some when open and others when closed) but the big leak not visible.
  - ii. I do not know how to proceed

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- iii. Mary asked if there is a sink hole in DSP – Yes but Fritz Schooley reports it is a small one.
- g. Sewer – Phil and the pump company came out to inspect the sewer.
  - i. One pump has had to be totally replaced – it cannot be rebuilt.
  - ii. The other pump is still working but needs to be replaced
  - iii. Bases, flanges, some pipes, and electric work must be done
  - iv. Bruce joked about everyone needing to stop all bathroom and waste disposal for a few days while the work is being done. The plant has to be totally shutdown and drained for the work to occur.
  - v. Joyce reported cost will be between \$20,000 and \$25,000 for the work,
- h. Propane Detector – The propane detector in the clubhouse malfunctioned and shut all propane off to the clubhouse complex. Phil (from the sewer plant company) disarmed it but it has to be replaced. Bruce informed anyone who smells propane in the building leave immediately.
- i. Electric Meters – Thanks to Jasmin, Terry and Kathy all meters in C&S, DSP, and RGS have been read.
- j. Pool – Has been used a lot this year. We have plaster separating from the bottom in the shallow end. Linda Starr loaned a big mat being used to cover it.
  - i. Filter valve leaking
  - ii. Mark to cover rest of issues
- k. Buffalo Peak Reservoir
  - i. Ric, Mary, and I attended the annual RORA/CORA water meeting
  - ii. PH level remains high – fish cannot live in the water
  - iii. September another water test will occur
  - iv. If possible; a small test stocking will occur
- l. Berm - Thanks to Linda & Skip Hasty for researching seed, planning the work, getting needed supplies, preparing ground, seeding, and coordinating the work. Pau I & Mage Pierce, Don & Susan Eccles, Pat & Patty O'Donnell, Bill & Joni Brown assisted with getting the ground cover in place. Ric & Vickie Jefferies placed all the rocks to landscape the area.
- m. Truck, Tractor, box scrapper, snow plow have all been serviced
- n. Metal pile was picked up twice this year already – thanks to volunteers who helped load.
- o. Maintenance Barn – Ric, Randall, and Zee have been organizing plats and plans
- p. Division of barn is being planned

**F. FACILITIES REPORT**

- a. Pool
  - i. Continues to be a problem
  - ii. Has a repair person coming out in mid-September – wants to keep to that schedule
    - 1. Pool intake/exhaust \$3,800.00
  - iii. Question rose from the floor about cost and warranty – Joyce reported an estimate from several years ago of \$40,000.
  - iv. Marge Pierce reported tiles, coping, and plaster was done in 2006
- b. Low water crossing

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1. Put post in at low water crossing
2. Wants to install 2-4 more posts and make overflow lot look better

**G. TREASURER'S REPORT**

- a. Joyce reported we are still OK – the sewer repairs will have to come out of the Reserve.
- b. She keeps tight controls on spending and records all expenses to assist her in knowing where we are financially. Bruce and Jasmin have been instructed to purchase necessities only for the rest of this month.
- c. We are paying this year's bills with this year's money!
- d. Sue Shaw and several others want to see detail reports. With the exception of payroll, this will be researched.

**H. COMMITTEE REPORTS**

- a. Facilities Committee – Randall Wisenhunt
  - i. Put up the replacement for the speed limit signs
  - ii. Someone from the floor asked if he had changed the speed limits
    1. No – just replaced old signs
- b. Social Committee – Sandy Benavidez
  - i. Potluck at 6 – Bingo at 7
  - ii. Cripple Creek trip on August 22
  - iii. Celebrate the 40<sup>th</sup> – Cancelled
  - iv. In two weeks another potluck will be held to end the season
- c. Finance Committee
  - i. Reserve Account investments are up 7% per Edward Jones report

**I. OLD BUSINESS**

- a. County addresses for each lot VS CORA lot numbers
  - i. Ric is building a cross reference between each lots' Hartsel address and CORA lot numbers
  - ii. He is running into issues with some lots not appearing on the county records
  - iii. Patty O'Donnell asked why we could not just use Hartsel 'green' numbers.
    1. It was explained CORA's accounting system, all plat maps, and infrastructure plans refer to the CORA lot numbers.
    2. CORA had no input into the County's assignment of addresses

**J. NEW BUSINESS**

- a. Brandon Walker brought the need to address the leasing of property at CORA. He and Ric will work on the wording.

**K. OWNER COMMENTS (non-budget subjects)**

- a. Please state your name and lot number for the record

***If a member in good standing would like to make a statement they have to pre-register before the meeting starts. Each member will be allowed a maximum of 3 minutes.***

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- a. I would like to see more speed bumps. Drivers slow down for bumps then speed to next one.
- b. Suggest Aldermen to represent each section of the campground; 2 from S&N. They would meet with everyone and bring concerns to the Board.

Meeting adjourned with motions by Joyce and Carol.

**Approved by:**

**Board Member signature** \_\_\_\_\_

**Mary Grove, Secretary**