

CAMPGROUND OF THE ROCKIES ASSOCIATION  
BOARD of DIRECTORS MEETING AGENDA  
Conference Call: 202-926-1160 Access Code: 889145#  
September 21, 2022 – 6:00 P.M.MST

Member who announced

CS 09 Doug Bradberry SN 115 Ken Pacheco SN 115 Cindy Pacheco CS 35 Skip Hasty CS 03 Shon Kuta DSP 15 Sharon French CS 033 Jeff Witkins DSP 1 Michele Carroll RGS 27 Delles Schneider	CS 14 Carol Abbott SN 164 Brad DeSandro RGS 8,13,14 Debra Breuer CS 30 Sam & Lodema Lobb DSP 41 Jay Tally RGS 31 Dave Gehrlein CS 55 Steve G & Joyce L Reynolds DSP 03 Norma Webb Alex & Patricia DSP 02 Michael Lujan
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## 1. CALL TO ORDER

Doug called the meeting to order 6:01

## 2. PLEDGE OF ALLEGIANCE

Skip lead the Pledge

## 3. INTRODUCTION OF BOARD MEMBERS

Doug President, Cindy Pacheco Vice President, Sharon Treasure, Jiff Facilities, Ken Pacheco Secretary, Shon At large, Skip At large

## 4. APPROVAL OF MINUTES OF August 13, 2022

Shon made a motion to approve the minutes with Cindy a second. Minutes approved.

## 5. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

Facilities

Water shut down for SN Preparing for winter Camera upgrades	Internet upgrades Pool shut down LED Lighting in clubhouse
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Good evening everyone,

That time of year is approaching and we are preparing for the winter shut down. I have already met with Tim Zingler our State Water Guy. We originally thought the shut down was going to be the 1st of October. We have been watching the weather and are trying to make it open to the 15th of October. We have already said good bye to Randy our work camp host at service center A. We currently have only one worker on top. I will try to keep all the bathrooms open till the last minute unless we struggle to have them cleaned in the lotted time. Please continue to clean after yourself and this will help with this task.

Winter preparation will begin for the rest of the park as well. Once we see snow in the forecast, we will be removing the speed bumps and doing a grading of the road. As the temperatures drop, we will be

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switching over the sewer plant and verifying that all heat tapes are working properly.

Great things have been happening in the technology world. We did make the final purchase for the wifi equipment of the 4 year plan. This last purchase is helping us to fill the blank areas but also allowing us to be ready for the new internet service. Meaning that when we make the switch to a much faster service we will be able to unite all three networks into one like flipping a switch. In the future the office will be able to monitor the complete network from the club house.

While we have been expanding the network we have been able to include new cameras that will help us secure the area much better. We added a second camera to the gate and also the propane station. We upgraded the camera in front of the clubhouse. We also have 2 other cameras that will give different view of the clubhouse and shop.

The pool has been closed for the winter. We are well on our way to winterize the pool and hope to have that finished early next week.

We did begin one of our winter projects by adding new light in the clubhouse kitchen. We are trying to replace fluorescent lights to LED as the bulbs burn out. We have been trying to do anything that requires two people since our workcamper at c&s is preparing to leave by the end of month.

I realize that many of you have similar experiences to me when it comes to maintenance and repairs. I realize that everyone has a different opinion of how things need to be done. I also realize that every time I use the zero turn mower it causes a bunch of men to form an opinion. Today's opinion was that I should not use the zero turn on the leach field because the ground is too tough of terrain for the zero turn. They were concerned that the suspension would be harmed. I explained that the zero turn does not have a suspension and besides I was going really slow to avoid rocks and sinking. The reason I would not use anything heavier than a zero turn is that you never want to pack down the dirt on a leach field. We have a 800 lb zero turn vs a 8000lb tractor. Even in the 800lb zero turn the ground was extremely soft since we have gotten an excess amount of water this year. My experience has taught me how to handle a zero turn but most importantly I realize that even if I had totaled the new \$6000 zero turn it would have been minimal cost in comparison to the hundreds of thousands it will cost to replace the leach field and any other replacing the county feels necessary to get you back to code. I am sure the lot owner who

recommended the 8000lb tractor on the leach field would not want to be held responsible to replace the sewer system. Remember this is a 40 year old leach field with 40 year old county code. Most things on this property are older and need to be treated with gentle care. In closing the zero turn was returned to the shop with zero harm and zero harm to the leach field.

Thank you

Office

Electric & Dues Invoicing – Due Dates Workampers Departing - Staff Dinner Update on 285 Bridge Replacement	Shooting/Hunting on Property – No Way!!! Winter is Coming – Reminders on putting away Bird feeders and food.
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9/21/2022

☐ Electric & Dues Invoicing – Due Dates:

Electric Invoices went out on August 31st with a due date of September 30th, 2022.

Dues went out on September 14th-16th with a due date of Oct. 15th, 2022. New

legislation dictates that dues are considered delinquent if not paid on the due date.

Reminder Notices will be sent out the day after the due dates on Oct. 1st for electric and Oct 16th for Dues. They will include a \$35.00 late fee for each Invoice (Dues &

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Electric) If not paid within 30 days an 8% interest charge will be added, A Notice of Delinquency will then be sent Certified Mail, a Copy of the Notice of Delinquency will be posted on the owner's lot, and a first class letter mailed to the owner. Allowing an additional 30 days to pay the invoice, the late fee and the interest charge. If not paid at this time, it can be sent for further collection action, which can include property liens, and additional collection fees.

☐ Workampers Departing – Annual Staff Dinner :

Our first workamper departed on September 18th and the remainder will depart on October 1st. We did take all of the workampers out for the end of season annual dinner. A great time was had by all.

☐ Update on 285 Bridge Replacement:

The bridge replacement is moving forward and there is a projection date of completion between Oct 15th -22nd as long as weather is permitting. Please note: the suggested detour of 9 to 24 is paved and highly suggested. There is a local's only bypass of County Road 5 to 20 but is very rough and only suggested for those with 4-wheel drive and no issues with bouncing.

☐ Shooting & Hunting on Cora Property – No Way!!!

Shooting of Firearms is prohibited on CORA property as well as any kind of Hunting. Please, leave CORA property if you want to target practice. Again, Hunting is not allowed on CORA property as per your Covenants 6.8 FireArms: No

Hunting or discharge of firearms shall be allowed within the Campground of the Rockies.

☐ Winter is Coming - Reminders:

When preparing your properties for winter please remember to take down your bird feeders, hummingbird feeders and remove any excess food. These are the beginning months of hyperphagia (Pronounced Hyper-page-a) Which is the time of excessive eating.

## 6. Treasurer's Report

Quickbooks upgrade

Expenses

Moving funds to reserve

Floating funds for September until funds come in

Been busy getting up to speed. The P&L looks odd As soon as she is up to speed will post something.

Want to post Quarterly not Monthly. Set up meeting with accountant.

## 7. FACILITIES REPORT

Jeff's update. ( Sewer smell)

Ferrall gas renewal – October

Jeff went did a tour of thigs.

**washboarding** road did 3 ½ hours Sat and by Sunday was bad again. Need to look into more, one main cause is the speeding. More work needed.

**Sewer Smell** The tank flush was changed to 2AM. The sludge tank needs cleaned.

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Looking over the equipment

Talk about getting a dumpster Alex know the company that dos this.

Email from the Firewise stuff the money is out.

Talked about charging stations. No charging in SN. Campers have gotten bigger and take more current might cause a problem. Need to send mail about this?

Ways to get notice in SN (Cindy) post at the service centers. Might be better than an email blast.

Alex to get quote on meters.

Farrell gas is being worked.

## 8. COMMITTEE REPORTS

Roles and Rules of Committees

Committees act as advisors to the Board

Committees cannot take independent action without Board approval/oversight

Social Committee – Carol

End of Year BBQ had 100-129 people was a big success. CS 30 Said we used to have these activity.

Finance Committee

Budget Committee

Compliance Committee

Welcome To Our World (WOW) Committee – Skip Hasty

## 9. OLD BUSINESS

White Elephant table. Kay and Allura presented 2 checks to the Boys and Girls club they totaled \$1,122.00. (Great job)

Ferrell Gas (trying to get plan settled.)

Fire Mitigation Money has dyed up. Firewise is a program we signed up for to lower our insurance and keep us safe.

## 10. NEW BUSINESS

Assignment of Board members

Approval of signature approvals – Carol Abbott

Caretaker vacation

Any additional critical items

## 11. OWNER COMMENTS

Debbie Breuer RGS 8,13,14

Spoke on variances to not have to come in compliance. Doug said we would have to get back with them.

This is a Park County thing with the setbacks. Patricia to send out the papers. Park County has there eye on CORA. When selling the property must be in compliance.

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RGS 27 Dale Snider

Said you need to pull up the regulation and read its all stated there.

12. ADJOURNMENT

Doug thanked everyone. Shon motion to adjourn and Ken second meeting adjourned.