

1. **CAMPGROUND OF THE ROCKIES ASSOCIATION**
BOARD OF DIRECTORS MEETING AGENDA
CONFERENCE CALL: 202-926-1160 Access Code: 889145#
October 19, 2022-6:00 P.M. MST

Attendants call showed 22 Attendees. Below all the numbers that could be decoded.

CS03 Shon Kuta SN115 Cindy & Ken Pacheco Managers Alex & Patricia CS38 Steve & Susan Riley DSP25 William & Shanon Blankenship RGS27 Delles Schneider	DSP67 John Tidwell DSP15 Sharon French CS33 Jeffrey & Tiffany Witkins SN164 Brad & Mary DeSandro CS14 Eugene Abbott
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1. CALL TO ORDER

- a) Jeff started the meeting right at six

2. PLEDGE OF ALLEGIANCE

- a) Jeff started the Pledge of Allegiance

3. INTRODUCTION OF BOARD MEMBERS

- a) Jeff President, Cindy Vice President, Sharon Treasure, Ken Secretary, Shon and Skip at large present. We did mention we are looking for an extra person to join.

4. APPROVAL OF MINUTES OF SEPTEMBER 21, 2022

- a) Motion to approve the minutes Skip and Shon was the second. Meeting minutes were approved

5. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

a) • **Electric Late Fee's & Reminder Notices Dues Status:**

Electric Invoices went out on August 31st with a due date of September 30th, 2022. On October 10th after the 10-day mandatory grace period, Reminder Notices went out with \$35.00 Late Fees. There is a total of 47 outstanding Electric Invoices totaling \$6288.71. If you made your payment and it is postmarked prior to Oct 10th we will remove the late fees and send you an updated invoice reflecting the payment and removal of the late fees. Anything postmarked after Oct. 10th will still have the late fees owed. We currently have 168 unpaid dues and 9 Payment plans. Late Fee's for Dues will be added Oct. 25th, 2022. If you would like to pay online, please contact the office to receive an online payment invoice. Please Note: There is a 4% Credit Card Usage fee for all credit card charges.

- b) • **Prescribed or Controlled Burns** : We received notification from the Fire District and Forestry Department that there will be a prescribed burn from Hwy 24-Hwy 25 this month. Please DO Not call the Fire department.

- c) • **Update on 285 Bridge Replacement:** As of Wednesday 10/19/22, the Hwy 285 is still closed. Work is progressing nicely, with paving complete. It seems they are just finishing up and should be opened soon.

- d) • **FireWise – Grants** So, I spent this month applying for grants for the Fire Mitigation process. Firewise shared with me several other grant programs that we may qualify for. All applications are in and hopefully we will hear back with approval. The University of Colorado did send info that we are on the list for any spillage from the Forest to Faucets program grant.

- e) • **Days Off:** Alex and I will be taking a few days off this next week. SO, there will be NO Propane fills starting Oct 29th-November 1st. We have 2 weeks of Vacation coming this year but will not be taking it at one time. Instead, we will be taking a couple of extra days each month to fulfill our vacation time off.

- f) • **AED Batteries:** The AED Batteries were replaced this month. They are scheduled for replacement every 3 years. So, these should last until 2025.
- g) • **Property Owner Ballot** – Fairplay CO: Some owners are receiving an Application for Property Owner Ballots in the mail. This is to allowing property owners in Park County who are registered voters of Colorado to vote in special district elections. These are elections that are exclusive to Park County. Please check either the 2nd, 3rd or 4th box. Do Not select the 1st box as it is for residents of Park County. You will need to use your lot's emergency services address as your District address and have ballots mailed to your residence, not CORA.

The summer is over here at CORA, our leaves have changed colors and our nights have begun to see the big shift from daytime temperatures. The protection of CORA infrastructure has begun and is being completed in a timely manner. An example of improper winterizing in a timely manner would be the swimming pool. When we arrived, the pool had to be replaced due to poor management and execution of proper procedures. This ultimately cost the members close to \$100k and kept the pool closed until July 4th weekend.

Patricia and I are working towards our tenth year of RV Park Management and have found that the parks that we are attracted to are the most mess up parks. Besides finding old parks that have facilities that have huge deficiencies, we have other elements that we had to attend too. Some of the elements we have faced are signs of the times we live in. We have taken over parks that had a guest that had a drug lab in the RV. We once ran into a prostitution ring that offered its services to the guest. We have delt with countless fights and domestic violence situation. We even had a gentleman show up with a machete to the office one day. We also had a lost child situation that turned out to be an abduction of a young girl. Once we heard that a lost child was in our park, we shut the park down instantly and found the child in the truck of a car trying to leave property.

The reason I am bringing this topic up is because I recently read some comments on CORA Folks and I believe we have a lot of confusion. First, I am a contracted employee of the HOA of CORA, this does not include individual members of the HOA. In my contract with CORA I am obligated to Run and Maintain the Facilities of CORA. Second, My responsibility is making sure that this park is safe from members,

from freeze and other disasters that can occur. I have no problem telling members NO when I know the potential outcome. As a professional it is my obligation to better educate and make sure that hard lessons are not experienced. Third, I usually find that everything happens for a reason. I have done extensive digging up in Silverton Northern and have found huge rocks that will require blasting to be penetrated. Water being provided to Silverton Northern appears to have been an afterthought in the creation of this park. I would also say that Electricity was also an afterthought up in Silverton Northern.

The services are limited for a reason up in Silverton Northern and usually everything is what I call cost prohibited. Many things here at CORA have been done out of Radar from County and utilities consent.

When we were considering coming out to CORA, my previous employee was your caretaker. He had told me the concerns of the water system here at CORA. We arrived in March of 2020 and began investigating the water system for weak points. It was obvious that the previous mangers were lacking foresight when we find piles of broken pvc pipes running down the hill. These types of breaks were causing the snowball effect of needing pump replacements and other crucial breakdowns. It appears that some of the repairs also left you more vulnerable. Since we have worked on older parks like CORA we understand that every repair or every joint is vulnerable. We also understand the average cost in rocky ground is usually around \$500 a linear foot. Putting cost into perspective a 10 foot pipe will run about \$5,000. With that said a 1000 feet would be in the price range of \$500,000. When we took

everything into consideration in the findings of our investigation of the water system, we decided to better protect the obvious and take better consideration of protecting one of CORA's largest investment. Hints why when we see nights dipping below freezing it is time to take the proper precautions. I am required to work within a budget and I try not to put us in a situation where an unforeseen assessment maybe needed. I take responsibility and pride in making sure that CORA is strong for another season. I am responsibly to make sure that potential problems are looked at and addressed in a timely manner. The water system is the most vulnerable system to the outside elements that we have at CORA.

We have had 2 major problems with facilities since we have been here. The first was an electrical issue that was repaired by an unqualified person and almost fried your upper water system. This repair was found and repaired in under 2 hours. The second shut down occurred when the plumbers working on a hydrant and broke a water line and introduced air to the system. This problem did cause a shut down in 2 phases, meaning the broken pipe shut down the water below but the air in the system shut down the water up top the next day. This did open our eyes to look at other problems and we discovered problems that were fixed with a planned shutdown.

We do have another short coming up in Silverton Northern with the electrical system. We had a electrical company start evaluating what it will take to increase the amount of power needed to properly power Silverton Northern. I did speak to the electric company on Tuesday since we are at the point of doing the engineering for this plan. We are also requesting quotes that will include possible meters at each lot. We are trying to eliminate problems of potential electric car charging and the cost of electricity. The reason we are using outside companies is to evaluate the current system is to avoid the potential of having a complete shut down of service in Silverton Northern. The electric company could deem Silverton Northern unsafe. This will force our hand in doing repairs quickly and maybe not at the pace we can afford. The grid was designed for low amperage RV's like a pop up camper. Since the creation of Silverton Northern the industry has changed and in turn, we have much larger and higher demanding RVs in the community. We are fortunate that many of the owners do not come up to visit at the same time. In my investigations I found that your previous caretakers even took it in their own hands to increase fuse sizes that could potentially overload your transformers and cause a fire. Patricia and I have included in our construction form electrical changes to your property. We are trying to do the best we can with the system we have and avoid potential hazards. We have opened enough panels around here to see that a lot of wrong wiring and fuses have and are being used on the property. The electric issue is something that should be addressed as soon as possible.

I do want to see different avenues of communication being used her at CORA. I love that our community is willing to communicate and work through problems. I also want to see people asking more questions before they say things that are not complete or even correct. I want your post to be productive and not cause frustration and even unnecessary stress. I have seen some post that can come off like the person is trying to be troublesome. We have many members with opinions but when push comes to shove they have no solution or desire to help. We have been here almost 3 years, we know who is volunteering to help and who the complainers are. CORA is an amazing place but CORA will be only as good as your worst member.

Talking about members I would like to say that we continue to have problems with one particular family. These members continue to harass our staff including myself. This family continues to make the process of operating here costly for the rest of you. The board is forced to spend moretime on one member instead of focusing on the real problems at hand. I have watched now 3 boards dealing with this problem. This has cost this member in my opinion a lot of money and they continue to do the same things again. This family has had problems with previous managers and caretakers and has forced others to go elsewhere. Every member has a stake in the success and longevity of CORA. This also means that you have capable managers to make sure CORA is fully operational. CORA cannot afford to lose good managers anymore. CORA needs to have some

type of consistence and since board members are around typically 2 years the managers are the only constant that CORA has to keep on track. When do the Members of CORA say we have had it with this behavior?

So with that said, we have many things to accomplish over the fall and winter months. Some of the project to be completed are smaller items but all add up to a better CORA.

1. Pool Bathhouse finishing touches including the repair of grout. This is left over work from last winter
2. New Lights and fan fixtures for the clubhouse.
3. The completion of network and migration to Star link Internet Service.
4. We are replacing the water heaters to professional boilers in the clubhouse. This will include a circulation pump so that water will be hot instantly at the tap.
5. New doors will be installed at any door that is deteriorating.
6. New cameras will be installed outside at each of the service centers and will be monitored from the office.
7. A plan will be created to start widening the roads. Surveys will need to be done along the roads to show property lines.

In closing this was another busy month. We have made many upgrades to the internet back bone here at CORA. We have also added additional cameras. The bathrooms up in Silverton Northern have been closed for season. The dumpsters up top are expected to be emptied for the winter this month

Thursday the 27th of October. Thank you
Alex de la Cova Facilities

6. TREASURER'S REPORT

- a) Still in the process of reviewing past financials. Will consider posting financials on a quarterly basis to more accurately reflect all activity. Thinking of posting quarterly not monthly. Put 50,000 in reserve. Put in CD not market. Will be posting on web page.
- b) The boilers need replaced looking into.

7. FACILITIES REPORT

- a) Washboarding got new tool to drag to help with the roads
- b) Fire mitigation- think we are on a eight year plan. We do this for safety and to keep insurance low. Need to make sure you keep your fire extinguisher up to date.

8. COMMITTEE REPORT

- a) Social Committee
- b) Finance Committee- Shon said the Financial and budget committees will need help when they start back up signup sheets are in clubhouse.
- c) Budget Committee
- d) Compliance Committee- Skip is going to reorganize. Please sign up to help. The board turns around every year.
- e) Welcome to our World (WOW) Committee- will meet again next year first Saturday of June, July and August. Thank you Jay Tally

9. OLD BUSINESS

- a) Ferrall gas contract
- b) Fire mitigation

10. NEW BUSINESS

- a) Charging of EV,s in SN- Charging EV cars in SN.

- b) Electrics in SN will need to be looked into. Setup for low amp RVs. Talked About charging Electric cars in SN. we can't handle the current load in SN. One of the members said we didn't know what we were talking about. Need web page to educate ourselves. (Tesla, Chevy volt, golf carts)
- c) Update on SN service center shut downs- Water shut down in SN. Jeff to talk to Tim (CORA water guy)

11. OWNER COMMENTS (non budget subjects)

- a) Linda Smith DSP brought up web page board meetings, Financial information not eight. Need to check with person in charge of web page.
- b) Jay Tally- How do we protect Alex and Patricia? The board is dealing with some issues. Email the board with concerns.
- c) Sharon- the CORA tax return has been filled.
- d) Skip- Thanked everyone for helping make CORA better.

12. ADJOURNMENT

- a) Sharon motion to adjoin meeting Cindy second meeting adjoined.

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