

CAMPGROUND OF THE ROCKIES ASSOCIATION  
BOARD OF DIRECTORS MEETING Minutes  
November 16, 2022

Showned 20 Attended

CS03 Shon Kuta SN115 Cindy & Ken Pacheco Managers Alex & Patricia CS 35 Skip Hasty DSP 95/96 Ric Jeffries DSO01 Michele Carroll SN164 Brad & Mary DeSandro	SN014 Don & Susan Eccles SN091 Richard Tuter P15 Sharon French CS33 Jeffrey & Tiffany Witkins SN 19/20 John Tidwell CS14 Carol Abbott DSP041 Jay Talley
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1. **CALL TO ORDER Open meeting 6:04**
2. **PLEDGE OF ALLEGIANCE Skip start the pledge 6:05**
3. **INTRODUCTION OF BOARD MEMBERS All Board Members present.**
4. **APPROVAL OF MINUTES OF SEPTEMBER 21, 2022**
  - a) Sharon and a second, minutes approved to be sent to members.
5. **CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA**
  - a) **Patricia**
    - i) **Electric & Dues Late Fee's & Reminder Notices:**

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.

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. Dues Invoices went out on September 15th with a due date of October 15th, 2022. On October 25th after the 10-day mandatory grace period, Reminder Notices went out with \$35.00 Late Fees.

If you made your payment and it is postmarked prior to Oct 25th 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. 25th will still have the late fees owed. On November 25th, after the mandatory 30-day payment period for any Electric or Dues payment with late fees passes, a Notice of Delinquency will be sent out.
    - ii) 1) The delinquency notices will include the past due balance, 8% interest fee and applicable Late Fees, and the cost of mailing each invoice by Certified Priority mail & First-Class mail totaling \$9.60.
    - iii) 2) Post a copy of the Notice of Delinquency at the owner's property. Let me repeat that statement. **WE ARE REQUIRED TO POST A NOTICE OF DELINQUENCY AT THE OWNERS PROPERTY.**

You will be given 30 days to make payment in full, which is by December 25th. After December 25th, delinquent accounts will be turned over for collections. We currently have 12 outstanding invoices for "Late Fee's Only" totaling \$420.00
    - iv) 40 Outstanding "Dues" Invoices totaling \$30,531.00
    - v) 17 Outstanding "Electric" Invoices totaling \$2718.96
  - And 6 Outstanding "Payment Plans" totaling \$2450.00

**Total Balance Due is \$36,119.96**

vi) Dry Storage:

If you have anything stored in the excess storage area, You are required to pay a monthly fee of \$35.00, you are only allowed to park that vehicle in storage for a maximum of 6 months. We send out monthly billings on the first of each month with a due date of the day in which occupancy took place. Please Note: If payments are not made by the due date, they are considered past due and subject to a \$35.00 late fee after 30 days delinquency.

vii) ☐ Unemployment Insurance Rate:

We received notification of the change in CORA's 2023 Colorado Unemployment Insurance Rate. 2023 – Rate is .0118. Previous year 2022 – Rate is .0140

viii) ☐ Holiday Hours:

Thanksgiving Hours - we will be closed Wednesday November 23rd and Thursday November 24th. We will resume normal hours on Friday November 25th.

ix) ☐ Decorating for Christmas:

We have started decorating for Christmas. Things are really starting to look beautiful. Just waiting for that white Christmas to show up! We want to wish Everyone a Wonderful Holiday Season!

**b) Alex**

i) We have had another busy month getting things caught up around here. Mainly trying to take advantage of the nicer days we have had this season. We have been staining the new fence on days that reach above 35 degrees. On the colder days I have been working on widening the roads and cleaning out roadside ditches. I am glad to say that RGS and DSP have had a good start to widening the roads. Most of the road was widened going in to RGS. We do have a couple of spots that are less than 24 feet due to the ditch. The road along the Propane station was also worked on. This was done in two parts. The ditch was overloaded with wood chips and years of leaves and debris that was raked and cleaned out. We are having to use the ditch area to come into compliance. The crown of the road will keep water at the edge, but we do plan on recutting a drain ditch along the edge. We have a couple of interior roads to complete DSP.

ii) In the Clubhouse we installed 2 new washers and 1 new Dryer. We installed new lights in the clubhouse hallway and bathrooms. The clubhouse men's new toilet was also installed. We spent time cleaning and organizing the shop area. We began prepping a Solar Power Christmas Light Showing.

iii) Update for the internet at CORA. We had been looking at switching to Star Link Business Internet Services. We were getting ready to switch when we noticed that the plan they were offering had already changed. The biggest change was that now they had no contracts which means in any 30 day cycle our service could change. From previous experience I do not recommend doing business with companies that cannot be held accountable or held to a standard. We are in the process of evaluating what else could be done with our existing services to increase bandwidth. The money that was budgeted to install star link may be needed to adjust the way we communicate around here. I should have more information on this by our next meeting.

iv) We should have our fire mitigation starting soon. Timberline is delayed finishing up another job. I also got an appointment for the 2003 Ford Ranger to evaluate the repairs needed on Dec 9 th. Happy Thanksgiving everyone.

**6. TREASURER'S REPORT**

- a) CORA's plan is different being a one year pay plan. Edward Jones coming back up. Thinking about putting Money in CD make CORA more money.
- b) Our financials not showing a lot. The balance sheet not showing a lot.
- c) "Will be checking CD rates for renewal and possible transfer of more funds into CD's while rates are so high. The Balance Sheet more accurately reflects the condition of our finances at this time than the Profit and Loss Statement. Will wait to post the first 3 months on website until all November figures are in."

## **7. FACILITIES REPORT**

- a) Alex doing Great job on the roads.
- b) Projects**
  - i) Hot water heaters in clubhouse being worked.
  - ii) Doors in clubhouse being investigated.
  - iii) Roads need to be widened. Must be able to pass two cars. Maybe the Firewise will help with the roads? (Cut trees and bushes)
  - iv) Ditch in RGS needs to be fixed. Talk about using the cement blocks to help fill in areas.
  - v) Pool boiler needs to be investigated. An owner helped clean out boiler. (He does this kind of work)
  - vi) SN service center B needs work on the hill.
  - vii) Power grid in SN needs to be checked.
  - viii) Talked about turning a tennis court into Pickle ball courts. (Skip was going to get some measurements.) People feel this is a good idea.
  - ix) The sewer tank has not been flush needs to be done.
  - x) Farrell Gas still being worked need to get the contract in place.
  - xi) Need to settle Firewise
  - xii) Need to check out Red and white trucks

## **8. COMMITTEE REPORT**

- a) Social Committee Per Carol will restart in April-May.
- b) Finance Committee Nothing going on will start back May-June. The financials show us being over budget. New washer and dryer not sure where these are shown. (Sharon to work with accountant)
- c) Budget Committee Nothing going on will start back May-June.
- d) Compliance Committee
- e) Welcome to our World (WOW) Committee Jay Talley doing a great job
- f) Water Committee- Talked about starting a new committee (Ric Jeffries said he would head up committee) There will be renew coming. Ric Has the water history. We pay 4.2% of pond. We pay 50% of fish and trash and restroom. ( A new Committee needs to be set up) Include Tim the water guy.

## **9. OLD BUSINESS**

- a) Tennis courts – Talked about above Pickle ball.
- b) Fire mitigation- Got quotes moving forward.
- c) Widening of roads in SN

## **10. NEW BUSINESS**

- a) Paving of entry at gate. (while they are out the thought is to have them resurface the tennis courts)

## **11. OWNER COMMENTS (non budget subjects)**

- a) Richard Tuter SN91 Mentioned a Zoom meeting. Was discussed that a zoom meeting can be recorded against the by-laws. Will be looked into. Need to contact attorney. Web site not up to dated (Ken to check out) WIFI weak in SN. Needs to be checked out. People in SN buy repeaters and use the same name of CORA network and causes issues. If you buy repeater or booster use a different name.

b) There are Christmas lights going up at CORA.

**ADJOURNMENT** Cindy motion to adjourn with a second meeting adjointed.