

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD MEETING Minutes

December 21, 2022-6:00 P.M. MST

Showed 21 Attended Some name not received.

CS03 Shon Kuta SN115 Cindy & Ken Pacheco Managers Alex & Patricia CS 35 Skip Hasty DSP 95/96 Ric Jeffries SN164 Brad & Mary DeSandro DSP03 Patty ODonnell CS38 Steve & Susan Riley DSP025 William & Shanon Blankenship	DSP015 Sharon French CS33 Jeffrey & Tiffany Witkins SN 19/20 John Tidwell CS14 Abbott DSP041 Jay Talley SN014 Don & Susan Eccles SN091 Richard Tuter DSP058 Thomas & Deborah Abernethy
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1. CALL TO ORDER

- a) Called to order 6:02

2. PLEDGE OF ALLEGIANCE

- a) Skip started in the pledge.

3. INTRODUCTION OF BOARD MEMBERS

- a) All board member s present.

4. APPROVAL OF MINUTES OF November 16, 2022

- a) Minutes from last board meeting approved.

5. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

a) office

- i) Electric & Dues Late Fee's & Reminder Notices: On November 25th, after the mandatory 30-day payment period for any Electric or Dues payment with late fees passes, a Notice of Delinquency was completed and sent out on 12/08/22. Because Fairplay is small and has limited employees an appointment had to be made with the post office to process the certified mailings. 1)The delinquency notices included 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 \$8.45-\$9.60. 2) We Posted a copy of the Notice of Delinquency at the owner's property. You will be given 30 days to make payment in full, which is by January 8th 2023. After January 8th, delinquent accounts will be turned over for collections. We currently have 5 outstanding invoices for "Late Fee's Only" totaling \$217.25 17 Outstanding "Dues & Electric" Invoices totaling \$14, 749.16 1 Outstanding "Electric only" Invoices totaling \$188.51 2 Outstanding "Payment Plans" totaling \$725.18 And 3 other outstanding Invoices totaling \$42.87 (postage, interest, and payment plan fees) Total Balance Due is \$15,922.97 *Please Note: Collection Procedures are dictated by the new law Colorado Revised Statutes, section 38-33.3-209.5, which went into effect August of 2022.
- ii) • Complaints: I am currently working on a complaint regarding condition of property and rodent infestation. If you feel there is a property that may have rodent infestation, please contact the office by email or phone for procedures to file a complaint. Rodent infestation is a serious health hazard, and we follow very strict guidelines provided by the Dept of Agriculture and the Health Department to remedy this situation.
- iii) • Contract Negotiations: January is the start of contract negotiations, between CORA and Alex & myself. We greatly appreciate letters of support. Feel free to send them by email or mail. All letters will be forwarded to the Board.

- iv) • Holiday Hours: Christmas Hours - we will be closed Saturday, December 24th and Sunday, December 25th. We will resume normal hours on Monday, December 26th . New Years Hours: CORA will be closed on New Years Day. We would like to wish everyone and very Merry Christmas and a Happy New Year!!!
- b) Facilities: Good evening, everyone, Another fun month here at CORA.
 - i) This month has been with some ups and downs the weather has for the most part been cooperative. We did have a couple of weeks that we saw snow 1-3 inches a couple of times in a week. For the most part it has been pretty mild in comparison. We have seen a few colder days but again nothing in comparison yet. The wind has probably been our biggest problem with some of the projects we have been working on.
 - ii) Some of the projects worked on or completed this month are as follow:
 - (1) Christmas lights at the entrance of CORA. We had the opportunity this year to really light up South Park. We have gotten a good response from the local community. One we wanted to share the holiday spirit, but we also recognize that we have many properties for sale and feel it would be a positive influence to appeal to the visitors of the area driving by. We have also been talking to local realtors on having information box located at the entrance that will provide information about CORA and the current properties listed.
 - (2) Got back to the ladies room at the pool bathhouse. So far we finished and repaired all the grout work. We got the face plates today and will be replacing the men's doors later this week if weather permits.
 - (3) The backhoe did get about 3 hours of work done on it this month. We still have hydraulic leaks that we are working on but the one big problem was the fuel leak. The fuel leak was repair in house for under \$30.00
 - (4) Last Wednesday the furnace went out in the pool bathhouse and boiler room. We immediately diagnosed that the upper limit switch was failing and ordered a new one for \$22.85 with shipping. Glad to say the part came in on Monday and we were heating on Tuesday morning. We did install a couple of other heater to protect from freeze in the meantime.
 - (5) We also worked on the tractor. The tractor does not like the cold weather. Yes it stays in a garage and yes it is plugged in but still we always seem to have a sensor that is sensitive. We currently have a code that indicates that the quality of the DEF we use is not up to par. We ended up taking the tank apart and removed all the def. We then bought brand new and replaced all fluids. This removed the code until we had another cold day. I have been in contact with the dealer mechanics making sure we are covering all the proper steps. Meanwhile working on the tractor we also added a newish cutting edge to drag behind blade better preparing us for road widening and snow removal.
 - (6) Fire Mitigation will begin on this coming Monday. We actually measured the first five acres to begin. We will be continuing from the end of DSP and working up the hill towards dry storage. This year we plan on completing the 10 acre track as planned in our 8 year goal. We also looked at some of the trees that we have and the struggles they face from mother nature. Since I have been here we have seen a significant amount of bug worms and beetle kill. I did enquire a little more on doing spraying and what that would do for our trees. I have also done some research to see what the final outcome would be. Timing is everything to control and be the most effective in exterminating these types of trees killing bugs. What I did research is that most tree spraying projects take an annual service for about 3-5 years. This all depends on infestation. I did have a few people last July tell me that at dusk the worms come out of the trees on a silk line and drop all over the place. Last summer we did see the whole mountain side turn brown on top. It turns out that more rain only helps these bugs prosper and the growth will not win since that is what they prefer to eat, new growth. The fire mitigation is definitely going to help strengthen

the areas we are working. We may need to investigate and go the extra mile to protect the trees of CORA. I did get an indication of about \$10,000 per year to do all CORA Common Grounds.

- (7) I did get a chance to call and speak to our account representative for our current internet provider. In a quick glance he felt that he was going to fall short in achieving my request. He told me that he was going to dispatch a truck to us and investigate anything that could be done to improve bandwidth. I did try to follow up with them and they were experience a huge outage at that moment. Scott has not be able to get with me yet.
- (8) Last thing about the internet is on the RGS Solar System. We have been struggling keeping the batteries charged on the extreme cold nights. We have tried various things to keep the batteries warmer with no luck. Depending on the cold depends on if we make it through the night. Currently we have the batteries buried in sand with insulation rapped with another insulated box over top. We usually start to gain power again around 8am. We may need to consider and investigate running a dedicated service to provide electricity to the internet equipment on RGS.
- (9) Last but not least the little red truck that could. We did have an opportunity to have the transmission looked at. Good news the little red truck has been repaired. It turned out that the shifter cable had loosen up and was not allowing the vehicle to get into proper gear. This was found and repaired for under \$200. Thank you everyone. Merry Christmas to all and Happy New Year! Alex

6. TREASURER'S REPORT

- a) The first quarter of our fiscal year, Sept-November, 2022 financials have been sent to be posted on our website.

\$100,000 was moved into a 6 month CD at 4.6% annual interest rate to take advantage of the unusually high rates. With the monies that have been invested in CDs since September we will have earned an additional \$3100

(approximate). Depending on the rates at the time of maturation, we could potentially reinvest and continue to take advantage of the guaranteed, federally insured high rates while they last. We want to have funds available in the spring for some necessary major projects, but we can still invest wisely in the meantime to gain a little extra income.

7. FACILITIES REPORT

- a) Boilers are on site and need to be installed.
- b) The first step in widening the roads is finding the property pins.
- c) Water committee: Ric Jefferies is an owner at RORA and can not be on CORAs committee. He has the records from 4/14/1980 saying that members from CORA and RORA need to meet yearly. Alex said he has attended in the pasted but was not invited to last meeting. The next meeting Aug 1 2023 need to make sure its arranged. Ric said he would help but can not be on Committee.
- d) Jeff going though documents gathering history on CORA.

8. COMMITTEE REPORT

Roles and Rules of Committees

Committees act as advisors to the Board of Directors

Committees cannot take independent action without Board approval/oversight

- a) Social Committee
- b) Finance Committee
- c) Budget Committee
- d) Compliance Committee
- e) Welcome to our World (WOW) Committee
 - i) Will review documents in February.

9. OLD BUSINESS

- a) Progress on road Widening in SN
- b) New boilers

10. NEW BUSINESS

- a) Penalties for speeding
- b) Water Board committee

11. OWNER COMMENTS (non budget subjects)

- a) Ric Jefferies Thank you to Alex good job on the roads.
- b) Jay Tally Last year there were garage sells would like to see an early season one and a late in the season one. We need to start a signup sheet on the clubhouse. (June -Aug)
- c) Jeff said there used to be a scrap meatal and a dumpster service. Was going to look into that.

12. ADJOURNMENT

- a) Adjourned at 6:46