

67 /CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD MEETING Minutes

January 18, 2023-6:00 P.M. MST

Showed 18 Attended Some names not received.

CS03 Shon Kuta SN115 Cindy & Ken Pacheco Managers Alex & Patricia CS 35 Skip Hasty SN164 Brad & Mary DeSandro DSP03 Patty ODonnell CS38 Steve & Susan Riley DSP056 Thomas & Deborah Abernethy	DSP015 Sharon French CS33 Jeffrey & Tiffany Witkins SN 19/20 John Tidwell CS14 Abbott DSP041 Jay Talley SN091 Richard Tuter SN084 Randee and Barbara Rullo
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1. CALL TO ORDER

a) Called to order 6:01 Jeff.

2. PLEDGE OF ALLEGIANCE

a) Alex started in the pledge. Thank You/

3. INTRODUCTION OF BOARD MEMBERS

a) All board member s present.

4. APPROVAL OF MINUTES OF December 21, 2022

a) Minutes from last board meeting approved.

5. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

a) **Water-** We started with an summery on the water issue from Tim Zingler. This was the biggest break he has seen. Was from the main supply tank to the pump. Alex had found a hole and was able to shut off. Then the well was shut off. Had to pump water out of the hole. Got a hold of DIGGIN JACK who dug up the area. The boil water went into effect. The first attempt did not hold pressure had to redo. Failure occurred around three couplers at a place of an old repair. Once repaired. Left disinfectant in water over night. Flushed and ran water tests all passed and is back to normal. Boil Water was rescinded. Was close to 20,000 gallons. When returning to CORA allow the water to run before using.

Had a question from Richard Tuter SN 91 Is there an alarm? Alex said there was one.

b) Office

• Delinquent Members – Referred to Collections :

On January 18, 2023, the final report of delinquent members was turned over to the Board of Directors for referral to Collections.

We currently have 5 outstanding invoices for "Late Fee's & Postage" totaling \$221

11 Outstanding "Dues & Electric" Invoices totaling \$8764

1 Outstanding "Payment Plan" totaling \$231

1 Up to Date "Payment Plan" totaling \$462

Total Balance Due is \$9678

*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.

• Guests:

All Non-Member Guests must stay at the lot that is authorizing their stay. Your guest can not camp on CORA property, another owner's lot or in a Workampers site. Please remember to fill out your Guest Registration form to activate your guest gate code.

- **Contract Negotiations:**

Alex and I were presented with a contract. We are still looking over the contract but will have an answer shortly.

- **New Signs & Computer:**

New Park signs have been purchased for the clubhouse and service centers. The new signs include proper disposal of non-flushables, Smile you're on Camera & No Pets in clubhouse, etc.

We also purchased a new computer for the home/office. Makes afterhours work easier and a facilities computer more accessible.

Also purchased are new hands-free soap dispensers for the service centers.

c) **Facilities**

January 2023 Board Meeting Good evening everyone and happy new year, This month has been another busy month for us. We had a emergency situation happen with our water that was first notice by Patricia in the office. Patricia's fast response of noticing the problem allow us to react in a timely matter to mitigate problems. We had a previous repair in our main water line resurface this month. It appeared that a coupling at about 10 feet deep had snapped in half. The only cause we had found was from the installation of the line it was sitting on a large rock and not allowing for the necessary give needed. While doing the repairs we also removed any large rocks we found and replaced with the proper bed of gravel. Hats off to Diggin Jack Excavation and Tim Zingler for their relationship, and that is what got us someone out here to dig the large whole needed quickly. To say that we had a major water repair done in less than 3 days in this environment is fantastic. Over the last few months we have been trying to find a solution to get more bandwidth for the internet. We had planned on moving to Starlink but realized that they are not really looking for customers like us. We decided to see what we could resolve with the existing internet provider. We do have at our propane station a hub from our provider that is used to provide us and others internet services. So I had the company come out to see if they could tweak the service to give us more bandwidth. I ended up getting a call from the area facilities engineer and was able to relay directly what we are looking for. It turns out that at the moment the existing equipment will not be able to increase any one IP address more than 55 megs. While talking to the engineer he also mentioned that this equipment was not upgradeable and not supported anymore. This allowed me to ask the simple question what happens if this system goes down? He then explained that they are going to have to upgrade our system and that the appropriate people will need to be informed. He explained that they were not aware of the situation and they had not budgeted for this. I did get him to explain what the upgrade would do and he said speeds up to 650 meg. Let's keep our fingers crossed that we get upgraded soon! In the meantime, we will need to get more bandwidth service and more equipment to distribute. Jeff and I have already started to put together a plan for this spring. This month also entailed various maintenance like an oil change, getting the boilers out of the weather, replacing snow blade, repairing other misc. hydraulics. We did start cleaning up the lean too shed as well. We also had the fire mitigation crew out here this month. Thank you

6. TREASURER'S REPORT

a) Total funds available as of December 31st, 2022-\$1,053,769

Total assets as of December 31st -\$1,338,378

Total liabilities as of December 31-\$35,404

b) Costs will be higher in January due to major insurance payment due with an increase in premiums, the total being over \$32,000 this year and also extra expenses due to water line break.

- c) We had one \$25,000 CD mature which we rolled over for another 3 months at 4% annual interest rate. While rates are still high we are opting for the safer guaranteed investment.

7. FACILITIES REPORT

- a) Boilers- mounted and installed. Still waiting on the orifices which are the high altitude ones.
- b) Widening roads- Covered in old business.
- 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 past 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

Most have been on hold. There are sign-up sheets in the clubhouse to sign up for a committee. CORA needs peoples helps to help run the committees to help run CORA.

- 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- roads has been too cold will be done weather permitting.
- b) New boilers

10. NEW BUSINESS

- a) Penalties for speeding- Speeding is becoming more of an issue. We may have to think about having a Fee in place if you were caught speeding people need to slow down.
- b) Water Tank- Next year the water tank needs to be inspected, the water tank needs to be inspected every five years.

11. OWNER COMMENTS (non budget subjects)

- a) Rich Tutor SN 91 asked about the water tank. It needs to be cleaned and inspected every five years.

12. ADJOURNMENT

- a) Adjourned