

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD MEETING Minutes
March 15, 2023-6:00 P.M. MST

1. CALL TO ORDER

a) Jeff called to order 6:06

2. PLEDGE OF ALLEGIANCE

a) Alex did the pledge.

3. INTRODUCTION OF BOARD MEMBERS

a) Board members present Jeff, Sharon, Cindy, Ken, Shon, Skip

4. APPROVAL OF MINUTES OF February 15, 2023

a) February 15 minutes approved.

5. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

a) First, I would like to apologize for not being here this evening. Unfortunately, I had to have an unexpected surgery this week. I won't go into any details but want everyone to know that I am fine and recovering. I have some treatments to go through, but I am in great hands and should be back in full capacity soon. Please don't worry about me, I promise I am fine and on the mend.

This month has been busy. We have had several closings and lots of new owners coming up for ski season. Welcome to you all!

The final owners with unpaid dues sadly had to be sent to collections after repeated attempts to make payment arrangements. Two owners due to their home state laws went straight to liens and are now in the process of foreclosure.

Any CORA member with any outstanding debts to CORA have their gate code's suspended until those debts have been paid.

I received notification from the CDOT that road and structure replacement will have Hwy 24 closed down for a 21 day period.

- The 21-day closure of U.S. 24 begins April 17 through May 7.
- Detour Route: CO 9 to U.S. 285
- Beginning Feb. 27 - Shoulder closures are required from MP 227.037 to 229.526. Shoulder closures, occasional lane closures and flagging operations are possible for several weeks before and after the closure.

We will keep you updated on any new developments.

We did run an ad in Workampers.com for staff for the 2023 season. So far we have had minimal response. We will continue advertising in different markets.

I look forward to seeing and speaking to you all soon!

b) Good evening,

I would like to start tonight with fire mitigation. We did complete this year's fire mitigation stretching from the end of DSP to the other side of the Archery Range. The burn pit was also burned and being prepared for this year's clean ups. The logs have been cleaned up and the smaller branches were chipped and spread to hold moisture. Talking about moisture is something we have not seen much of this year so far. We are approximately 200 inches below our normal snow fall this year. This is something we rely on to give us a fire free safe summer here at CORA. With that said I cannot stress the need to be at our highest alert and work together to remove

unnecessary fuels on individual lots. In the process of getting the burn pit burned this year, I had the opportunity to meet with our fire department. One of the points I kept hearing was that many burn pits are being inspected and in most cases they are pulling permits. CORA has been given many concessions to better serve our community but that doesn't mean things cannot change. It is important to maintain a safe burn pit to retain our privileges to burn. The other point stressed by the fire dept was about wood burning fires and common fuels found on our lots. They really want us to focus on converting to a fire with a shut off valve.

As many of you know CORA is a Fire Wise Community meaning that we work with the Forest Service to reduce hazards that come about in our environment. In return we have a healthier safer forest with a discount on our property insurance here at CORA. Staying in compliance with Fire Wise has become a norm for us in maintaining cut grass below 4 inches. We are also trimming trees approximately 6 feet from the bottom of the tree. Another good practice for us is raking up excessive pine needles and pinecones. Firewood Piles should stay in the dimensions of 3X3X3 and should be disposed of if it just becoming an eye sore. Placement of the Firewood is crucial too. Placing piles of firewood under your trees next to your fire pit may need to be looked at. Try to locate an area for your firewood that is the safest on your lot. That firewood area may need to be created in some cases. Propane Tanks are another fire hazard. When you drive around you can see from the road old Propane tanks that are just rusting away. These propane tanks in some cases will never be used due to age but could definitely have gas still in them.

Okay, so you can see we got our work cut out for us and we need everyone to participate and plan accordingly. In the past we have spoken and encouraged neighbors helping neighbors. I realize we have many lots that are not visited as much as they should. This should be the year everyone stops by and looks around. Have a plan to be able to evacuate yourself and belongings. Last year we had a great response in DSP for Lot clean ups and even other areas began doing their own part. We saw old decks and sheds being removed, dead trees removed, piles of wood removal, rat infested trailers removed and many yard grass being cut. I would love to see a committee formed to help people come up with a plan. I do have resources for metal clean up and plan on having a curbside service this year. Metal Clean up will require you to sign up at the office for pickup.

Road widening will begin as the snow melts away. We did purchase a metal detector to help locate Survey pins. We did do some preliminary work in DSP and C&S in the early winter. We are planning on starting up in S&N and probably Lantern Loop will be our first road. We can give a general idea that the power pedestal by the road is close to the property line. We will need to clear smaller trees that interfere with the 24 foot road width. I really love trees and do not want to harm any tree that is priceless. Meaning if an amazing tree is in my way by let say 2 ft, we will work around that tree anyway possible. We want to make our roads safe but we also want to preserve what helps make CORA a special place.

We are getting ready to have our sewer plant serviced. We will be cleaning out both our sludge tank and our wet well. We have noticed that the winter gravity system is not working as well as it should. I have called a Sewer plant company to help determine the life of our gravity sewer system. Keep in mind Snow helps insulate our ground and with the lack of snow we may have frozen our gravity system. These services are expected to be done on March 21st. Great news in the time I wrote this we had the sewer plant service out here and discovered why our drainage was slowing down. We were able to come to an immediate solution and our problem is fixed with zero cost. This also gave us a chance to really dig into the plant yesterday and see things that will be serviced with the second crew showing up on March 21st.

We have contracted Ross Electric to begin engineering in what would be needed to upgrade S&N Electric Grid. This engineering will allow for us to see all our hazards and an estimate to bring us up to code.

Golf cart repairs are getting ready to begin. We have 3 golf carts used by staff. We have various repairs needed from a new clutch to a starter motor. They will also get tune ups and make sure the suspensions will make it through another season. We have found a local gentleman to service these carts. We have also found a local backhoe service that comes highly recommended to me. We are hoping to have an appointment asap.

On a final note, I had placed a post on Facebook to start an Outdoor Cooking Club and also possibly a Beer Making Club. We had a response of about 10 people and that to me means we got a club or two. So, I would like to coordinate this spring a time to meet. I still have a lot of equipment from my Pitmaster Days and Chuck Wagon Shows to put on one hell of an event. The outdoor cooking club has so much potential for all ages. I started with my Great Uncles at the age of 10 and have been passionate about it since. I have also used outdoor cooking to help with refocusing troubled teens in school districts. I always say that the experience is important, but the food better stand on its own. I have been also trying to find a brew master to help make some beer. The best I have found so far is a brew master assistant. Please if you are experienced in making beer, come help us. I would probably recommend we keep this club to 21 and older. More to come on this topic. Thank you

6. TREASURER'S REPORT

- a) Treasurer's Report for March 15 CORA Board Meeting
- b) The first six months of our fiscal year ended February 28, 2023. As of this date our total income collected was \$460,334.93 with an additional "other income" of \$18,783.55, which includes income from investments.
- c) Our total expenses for the first six months totaled \$243,015.20.
- d) As of February 28, our bank and investment accounts total \$968,283.17, with accounts receivable at \$9,357.24. Our fixed assets stand at \$1,245,044 and total liabilities of \$25,934.45.
- e) The 6 month financials will be posted on our website this month, including the "Budget vs. Actual" report showing where we are for the year. Keep in mind that some accounts will show "over budget" as they are one time large expenses that have already occurred, such as insurance and fire mitigation services.

7. FACILITIES REPORT

- a) We are getting estimates on the tennis courts and entry way pavement.
- b) Have a rep checking out the SN power grid.
- c) Talked about welcome BBQ (Memorial Day) get the word out CORA folks, Facebook, mail chimp. Thinking of a survey.
- d) The outdoor cooking and making beer club came up main goal to have fun. Signup sheets should be in the clubhouse.

8. COMMITTEE REPORT

Most Committees are on break and will just poll for any update. There should be sign ups in the clubhouse if you want to join a committee. Social Committee

- a) Finance Committee
- b) Budget Committee
- c) Compliance Committee
- d) Social Committee
- e) Welcome to our World (WOW) Committee

9. OLD BUSINESS

- a) Progress on road Widening in SN
- b) Electric review of SN
- c) Tennis courts
- d) Septic tank being cleaned.

10. NEW BUSINESS

- a) Welcome BBQ (Other IDEAS)
- b) The amount of snow fall has been light compared to other areas. Keep your lot clean to help prevent fires.

11. OWNER COMMENTS (non-budget subjects)

- a) Carol Abbott CS14 says we are doing a good job.

12. ADJOURNMENT

- a) Ken motion to adjourn Shon second. Adjourned 6:36

March15

Showed 19 callers.

CS 09Doug Bradberry SN 115 Ken Pacheco SN 115 Cindy Pacheco CS35 Skip Hasty CS03 Shon Kuta DSP 15 Sharon French CS33 Jeff Witkins RGS 27 Delles Schneider SN091 Richard Tutor SN002	CS14 Carol Abbott SN164 Brad DeSandro DSP050 Judy Brown DSP041 Jay Tally SN019,020 John Tidwell CS38 Susan Riley DSP035 Robert G. & Alice M. Peck Alex DSP025 William & Shanon Blankenship
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