

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD MEETING Minutes

April 19, 2023-6:00 P.M. MST

1. CALL TO ORDER

- a) Jeff called to order 6:04

2. PLEDGE OF ALLEGIANCE

- a) Sharon leaded in the pledge.

3. INTRODUCTION OF BOARD MEMBERS

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

4. APPROVAL OF MINUTES OF March 15, 2023

- a) March 15 minutes approved.

5. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

a) Office (Patricia)

- i) Delinquent Members: - 6 Past Due accounts progressed into liens being placed and moving forward with foreclosure proceedings. As of this morning 2 of those accounts have been collected in full by the attorney's office. 2 additional accounts have been placed on a payment plan. *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) Absentee Ballot & Proxy Form: - The absentee ballots and proxy forms have been updated. They have been separated, simplified, and placed on CORA letterhead. This makes the voting forms much easier to fill out. You may now fill out an absentee ballot and send it in, assign your vote to a member of your choosing or assign your vote to the board of directors. The procedures have not been changed, just a simplified form. The secret in person ballot is still available for those wishing to vote in person.
- iii) Did You Know Pamphlets: - I put together some new pamphlets that are in English and Spanish. They have some basic information in them regarding Building at Cora, Fire Prevention, Services available and a fun little map that identifies the locations of trails, propane dispensary, burn pit, etc. They can be found in the clubhouse. I would like to thank Susan Bradbury for designing the map. She really did a fun and amazing job!
- iv) CORA Zoning Update: - Every quarter, I pull the county zoning map to check on the zoning status of CORA. This quarter the county has updated the zoning at CORA. All CORA owned property has been designated as Residential and All of the members lots have been designated Recreational Vehicle Park. The vacant land status has been removed. A copy of the new map will be attached to my report for viewing with the minutes.
- v) Road Closure – HWY24 near Antero Junction: - Currently a 21-day full closure for Hwy 24 between mile markers 227 & 229 began on April 17, with a detour. The detour is CO 9 to U.S. 285. We will keep you updated as to the reopening of Hwy 24 which is currently scheduled to open Sunday May 7 after 5pm.
- vi) Workampers: - I have placed an ad on Workampers.com and have run several ads in various groups on Facebook. We have had minimal response from potential workampers. Most require paid hours and free sites, which is becoming the norm in the industry. The years of retirees wanting to work 15-20 hours a week are long gone. It is now a 30 something generation that want full time paid hours, their site for free and bonus incentives. We do have one camp host for SN, a front desk clerk and a Maintenance assistant contracted. We are still in need of an additional camp host for SN.

b) Facilities (Alex)

- i) Spring is starting to roll around here. We have a lot of things going on in getting us prepared. We have already started on road maintenance and even doing preventative repairs on a water line in

Silverton Northern. We have also started to indicate property lines along the road in S&N preparing to widen the roads to 24 feet.

- ii) Talking about the roads while finding property survey pins I am finding different materials like Rocks or logs that exceed the property line or are placed in what is road. I would appreciate any assistance in moving such items behind your property survey pin. These pins in S&N are typically found about a foot in front of the Electric Pedestal by the road. Remember that we are trying to protect every monumental Tree in S&N. So far, I have only had to remove smaller trees with the root system. Keep in mind that any bush or tree limb that exceeds into the drivable road will be removed. On a final note on S&N the dumpster schedule has been moved up to MAY 1st pickup so all the dumpsters are opened for household trash.
- iii) We had an opportunity to meet with our local sheriff this month and we spoke about Fires and Fire Prevention. Our Sheriff is under the belief that our fire band will be in place for the season. He highly recommends using a propane burn pit. He also explained that he will enforce his fines to the maximum allotted of \$999. We are extremely dry in this area and with the minimal snow fall this year we have got to be very proactive in fire and fuel mitigation. We cannot stress enough that we need everyone to be on alert of excessive fuels on any one property. Fuels consist of firewood, overgrown grass, unused propane tanks etc. The burn pit is opened and ready for the season. If you have larger logs, let me know since we found an outfit in town that helps heat the needy in the area.
- iv) Keep an eye on your passengers. We are finding an excessive amount of drink cans and bottles off the side of our roads. Please help to keep our park clean. The wind has the ability to move trash from one lot to another. What I am finding is obvious I don't care and is consistently happening. We work hard to make CORA a better place and hope that everyone is under the same goal of keeping CORA Awesome. Please also watch for cigarettes or anything else that could be thrown out a window and start a fire.
- v) In the process of doing some upgrades for the boiler room we found that the building was not property vented or did not have the proper Draw. We are in the process of getting quotes to get this properly done. We have already had one company out here and will have another this week. We also have a tennis court builder coming out to give an estimate on a new tennis court and pickle ball courts. This will also include repairing the asphalt at the entrance to CORA. **Note: have a meeting on April 24th.**
- vi) I don't want to jinx us, but I have been interviewing for new right-hand person like Jim who we used to have. I have found someone and expect him to be here at the start of May. He has a RV Park & Dealer background and I feel he will be an asset to CORA this season. His name is Nick, and he has various mechanical experiences. He has worked here locally for the last few years that I have known him.
- vii) We have also inquired on the replacement of one of our sewer pumps. This pump has been with us for about 12 years, and it is time to replace it. We will be inquiring about the possibility of rebuilding this pump as a backup. These pumps have doubled in price over the last couple of years.
- viii) Many of you know that a few years ago we made an agreement with the county that we would enforce all set back rules in exchange for all of the noncompliance buildings here at CORA. The county had already given us a variance on setbacks to 5 feet on front and back of property and 1 foot on either side. This means that all structures should be in compliance with the setbacks. Many people find out that they are within the setbacks when they are getting ready to sell. We are required to provide a HOA status on the property at the time of closing. This will show any setback violation and could delay your closing. We are not going around mandating people to move anything unless at the time of sale or exchange. We also have setbacks from utility poles for the electricity that need to be followed. The reason I am talking about this is to make everyone aware of the setbacks and the absolute lack of flexibility at the time of sale. I would recommend

everyone look for their pin and take a quick measure if you think you are close. It is a lot easier to move a shed, for example when you have time then when you are sitting at a closing table.

- ix) Patricia and I were hired to rein in the rules that were already in place here at CORA. We were told that our position would probably not be liked by some. Saying No is not always easy to say to some people. Unfortunately, we must be fair and use the same standards for everyone here. We don't take this personal, and we hope you don't take hearing No personal either. We have had board members ask to do things that were not in compliance and have had to tell them no as well. Not always the easiest situation but we get through it.
- x) The last thing on my mind is the internet tonight. We are still trying to lock down some answers from the cell tower. They are possibly going to offer a special service to us. We are running out of time, and we need to make a final decision. We are obviously trying to be patient to get the best services for our buck. We also want to be up and running by the time everyone starts to show up. We will probably be on our way by our next board meeting. We have also been discussing a lotting more time for me to come and professionally install any equipment need to get a direct connection. We do plan on making an appointment and we will be charging a fee that will be used to upgrade CORA internet infrastructure in the future. **Note Version being added to tower.**
Thank you

6. TREASURER'S REPORT (Sharon)

- a) Total income as of March 31, 2023 \$404,782.98
Other income (including investments). 9,249.59

Total expenses \$236,557
- b) Balance sheet as of April 19, 2023 shows bank accounts in the amount of \$899,270 and Accounts receivable of \$5,971
Total Assets are \$1,169,071
Total Liabilities \$23,021
- c) We had two \$25,000 CD's mature in April which were deposited in the money market account with Edward Jones Investments. An additional \$100,000 will mature June 15. The interest earned on these CD's amounts to \$3,288 for these short term CD's. This will be left in the money market account to pay for special projects and repairs coming up so that we won't have to cash in investments during a down market.

7. FACILITIES REPORT (Jeff)

- a) We are getting estimates on the tennis courts and entry way pavement.
- b) Have a rep checking out the SN power grid.
- c) Working on fixing the web page. (Broken links, moving some things to members only page.) Wahts to add a picture section.

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. Help Make CORA strong.

- a) Finance Committee (Carol said these will be starting soon. 1st of May)
- b) Budget Committee
- c) Compliance Committee
- d) Social Committee
- e) Welcome to our World (WOW) Committee

9. OLD BUSINESS

- a) Progress of road Widening in SN (Has started)

- b) Tennis courts and Entry way. (Getting quotes)
- c) Water tank scheduled to being cleaned.
- d) Tennis courts and entry way.

10. NEW BUSINESS

- a) Welcome BBQ Talked about welcome BBQ (Memorial Day) get the word out CORA folks, Facebook, mailchimp. The outdoor cooking and making beer club came up main goal to have fun. Signup sheets should be in the clubhouse.
- b) The amount of snow fall has been light compared to other areas. Keep your lot clean to help prevent fires.
- c) Need to start rounding up people to run for the board. (We are still one member short.)
- d) New board Meeting schedule. Starting in June board meetings are the second Saturday of the month at 10AM in the Clubhouse.

Open Board	May 17, 2023	6:00pm	202-926-1160, Access code 889145 #
Open Board	June 10, 2023	10:00am	202-926-1160, Access code 889145 #
Open Board	July 08, 2023	10:00am	202-926-1160, Access code 889145 #
Open Board	August 12, 2023	10:00am	202-926-1160, Access code 889145 #
Annual Meeting	September 02, 2023	10:00am	202-926-1160, Access code 889145 #

11. OWNER COMMENTS (non-budget subjects)

- a) None.

12. ADJOURNMENT

- a) Jeff motion to adjourn Ken & Cindy second. Adjourned 6:50

April 19

Showed 16 callers.

SN115 Ken Pacheco	CS14 Carol Abbott
SN115 Cindy Pacheco	DSP050 Judy Brown
CS35 Skip Hasty	DSP041 Jay Tally
CS03 Shon Kuta	CS38 Susan Riley
DSP 15 Sharon French	Alex
CS33 Jeff Witkins	DSP025 William&Shanon
DSP003 Patrick & Patti O'Donnell	Blankenship
SN210 Karen Mock	SN014 Don & Susan Eccles

Park County, Colorado GIS

Main Map








Zoning

Snow Load

Click the arrows to expand the list of layers.

Click the eye symbol to turn the layer visibility on or off.

Map layers

Search result	Address
6820 HIGHWAY 285	6820 HIGHWAY 285

- Agricultural Small Lot
- Commercial
- Conservation/Recreation
- Industrial
- Mining
- Mobile Home Park
- Mountain Residential
- Rural Center/Mixed Use
- Planned Unit Development
- Residential
- Residential Estate
- Residential Ranch
- Recreational Vehicle Park
- Others

Q_r Selected features:0

Maxar Powered by Esri

NEWS FROM:



COLORADO
Department of Transportation

www.codot.gov
www.facebook.com/coloradodot
[@coloradodot](https://twitter.com/coloradodot)

Bob Wilson | Statewide Communications Manager
303.916.1456 | bob.j.wilson@state.co.us

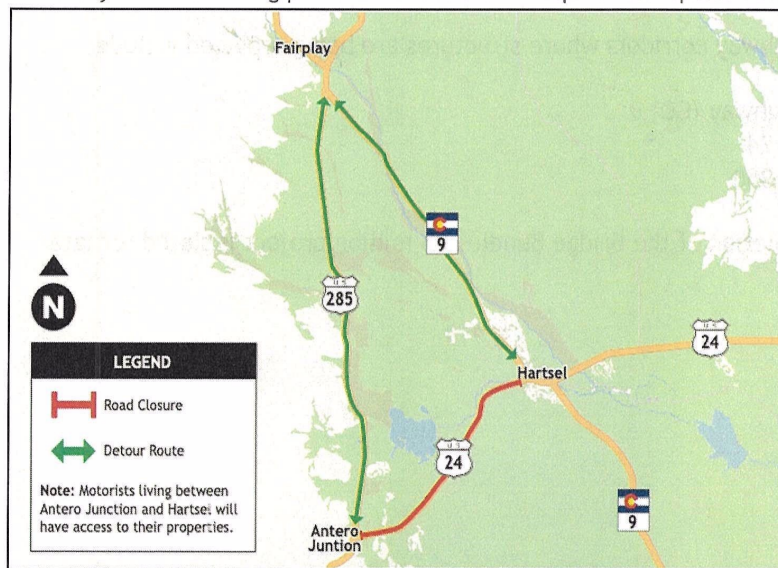
TRAFFIC ADVISORY

U.S. Highway 24 closure near Antero Junction for Bridge Construction

Region 2 Bridge Bundle - West - Mountain Region

Park County – The Colorado Department of Transportation in collaboration with prime contractor CapitalTezak Joint Venture will implement a 21-day closure with a detour beginning April 17 for construction of two bridge structures located on U.S. Highway 24 between Antero Junction and Hartsel. If the project were to replace these structures under single lane closures, construction for each structure would take approximately four months each. By having a 21-day closure, the construction schedule will be shortened by approximately four months and should be complete in three months.

These structurally deficient structures, located on U.S. 24 at Mile Points 227.1 and 229.5, were built in 1937 and will be reconstructed concurrently. Both structures will be replaced with single aluminum box culverts (ALBCs) with **reinforced concrete footings and floor**. For the safety of the traveling public these structures require full replacement.



During the extended closure, all traffic will be detoured at the Colorado Highway 9 and US Highway 24 junction west of Hartsel and at the US Highway 24 and US Highway 285 junction also known as Antero Junction . Variable message boards, signs and construction devices will be present alerting motorists of the closure and detour route. The closure is part of the Region 2 Bridge Bundle Project that began in 2022.

Hours of Full Closure of U.S. 24

- The closure will be in place from 8 a.m., Monday, April 17, and run continuously until approximately 5 p.m. on Sunday, May 7.
- All construction schedules are weather dependent and subject to change.

Traffic Impacts & Detour Route

- Use CO 9 to US 285.
- Motorists can expect to add 25 miles and 30 minutes to travel times with the detour.
- US 285 traffic will not be affected by the closure.
- Lane closures and other traffic notices are posted weekly to [COTrip.org](https://cotrip.org).
- All construction schedules are weather dependent and subject to change.
- Motorists are reminded to drive slowly and obey the posted speed limit.

Project Contact Information

Website: <https://codot.gov/projects/region2bridges>

Email: cdotbridgesR2@gmail.com

Hotline: 800-811-2067

PROJECT OVERVIEW

Colorado is one of the fastest growing states in the country, and with that growth comes strain on aging transportation systems that have significant consequences in the form of growing safety and mobility problems. The purpose of this project is to provide necessary improvements to 17 structures so motorists can be ensured that they are driving on more stable and up to date structures with life spans of 100 years.

The three rural highway corridors where structures are being replaced include:

- Colorado Highway (CO) 9
- US Highway 24
- US Highway 350

Construction completion of the Bridge Bundle \$43 million project is slated for late 2024.

#

Please mail to:
Accountants Office:
7095 Welch Ct. Arvada, CO 80004
or
Campground of the Rockies
PO Box 1778
Fairplay, CO 80440



Campground of the Rockies Association – (CORA)
ABSENTEE BALLOT

ABSENTEE BALLOT FOR THE Annual MEETING OF THE MEMBERS OF

Campground of the Rockies Association

I(We), _____, Members/Owners of Lot # _____
in the Campground of the Rockies Association, hereby submit this Absentee Ballot for the Annual
Meeting of the Members of Campground of the Rockies Association to be held at the Clubhouse of
the Campground of the Rockies Association, 6820 S US Hwy 285 Fairplay, Colorado 80440 on the First
Saturday of the month of September, Labor Day Weekend. This year's date is:

September 2, 2023 at

9:00A.M – 10:00 A.M. Registration & Voting 10:00A.M. Annual Meeting

Signature: _____

Date (required to be valid): _____

Signature: _____

Date (required to be valid): _____

I(We) HEREBY VOTE IN THE FOLLOWING MANNER *(One Vote per Lot)*:

(Place a check in either the "For" or "Against" and/or "Yes" or "No" Box)

Proposed Budget Approved:

☐ Yes

☐ No

Vote for Board of Directors:

(Choose Only Three (3) Candidates)

- ☐ Candidates Name Here
- ☐ Candidates Name Here
- ☐ Candidates Name Here
- ☐ Candidates Name Here
- ☐ Candidates Name Here
- ☐ Candidates Name Here
- ☐ Candidates Name Here

Write Ins:

(Name & Lot# Required for Write ins)

- ☐ _____
- ☐ _____
- ☐ _____

Instructions: Please mark up to **Three (3) candidates** below to cast your absentee vote in the election of Board of Directors. If you mark more than **Three (3)**, no ballot will be cast on your behalf, but the proxy will count towards quorum. If you mark less than **Three (3) candidates**, your proxy will count towards a ballot for only those candidate(s) and not any additional candidate(s). You may write in up to **Three (3) candidates** if you wish.

Campground of the Rockies Association – (CORA) 6820 S US Hwy 285, PO Box 1778 Fairplay, Colorado 80440
Phone: (719)836-2533 Fax: (719)836-4563 Email: manager.cora@gamil.com

Please mail to:
Accountants Office:
7095 Welch Ct. Arvada, CO 80004
or
Campground of the Rockies
PO Box 1778
Fairplay, CO 80440



Campground of the Rockies Association – (CORA)

PROXY FORM

Proxy BALLOT FOR THE Annual MEETING OF THE MEMBERS OF

Campground of the Rockies Association

Proxy Form:

One Vote per lot allowed on Association business. Any member/owner wishing to vote by proxy must complete this form. This form may be given either to a member who will attend or any current Board Member anytime prior to a regular or special meeting of the association. Proxy forms received after such meeting will not be accepted.

Your Name (Printed): _____ Date: _____

Your Lot# _____

☐ I assign (Name): _____ Lot# _____

the authority to vote on my behalf regarding all adjourned meetings of the Annual Meeting as presently scheduled. All previous proxies given are revoked. I/We ratify and confirm any and all acts and things that my/our designated proxy may do or cause to be done under this proxy.

☐ I assign the **Campground of the Rockies Board of Directors** the authority to vote on my behalf regarding all adjourned meetings of the Annual Meeting as presently scheduled. All previous proxies given are revoked. I/We ratify and confirm any and all acts and things that my/our designated proxy may do or cause to be done under this proxy.

Your Signature: _____

Date (required to be valid): _____

Please mail to:
Accountants Office:
7095 Welch Ct. Arvada, CO 80004
or
Campground of the Rockies
PO Box 1778
Fairplay, CO 80440



Campground of the Rockies Association – (CORA)

Campground of the Rockies

Notice of 2023 Annual Meeting of Members

Saturday, September 2 (Labor Day Weekend)

9:00 a.m. – 10:00 a.m. Registration & Voting

10:00 a.m. Annual Meeting

To: Members of Campground of the Rockies Association

NOTICE IS HEREBY GIVEN of the 2023 Annual Meeting of the members of the Campground of the Rockies Association (CORA) to be held for the following purposes:

1. To elect (3) Directors for the Association for two-year terms
2. Approve proposed Budget.
3. Review YTD financial status of CORA
4. Conduct any other business as determined by the Board of Directors

There are Four (4) known candidates running for the Board of Directors. The Nominee Petitions are included in this mailing. Please note that items in this mailing are printed back-to-back to save postage costs.

To vote in person at the Annual Meeting, go to the Registration table, sign in, and present your identification.

A proxy & Absentee Ballot is included if you are unable to attend the meeting in person. You may give your proxy to your designated member to bring with them on the day of the Annual Meeting or the Absentee Ballot can be mailed to Accountants Office: 7095 Welch Ct. Arvada, CO 80004, or Campground of the Rockies Association PO Box 1778 Fairplay, CO 80440.

Mailed Ballots & Proxy forms *must be received* by the end of the business day on Thursday, August 31, 2023.

There is one vote per lot regardless of the number of owners. If your voting privileges have been revoked for unpaid assessments and you desire to vote at this meeting, you must pay your debt to CORA in full prior to close of registration. The only acceptable payment shall be in cash or certified funds.

Campground of the Rockies Association – (CORA) 6820 S US Hwy 285, PO Box 1778 Fairplay, Colorado 80440
Phone: (719)836-2533 Fax: (719)836-4563 Email: manager.cora@gamil.com