

CAMPGROUND OF THE ROCKIES ASSOCIATION

BOARD MEETING Minutes

May 17, 2023-6:00 P.M. MST

1. CALL TO ORDER

a) Jeff called to order at 6:05

2. PLEDGE OF ALLEGIANCE

a) Jeff led the Pledge.

3. INTRODUCTION OF BOARD MEMBERS (Ken & Cindy, Sharon absent)

4. APPROVAL OF MINUTES OF April 19, 2023

a) Motion to approve Minutes by Shon second from Jeff.

5. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

a) Office

- i) Delinquent Members: 2 Past Due accounts are moving forward with foreclosure proceedings. Both parties have been served and did not reach out to the attorneys. A Clerks Default has been granted on one and paperwork has been filed to proceed to a Sheriffs sale. The other, a Status report and Motion to Extend date for the personal representative has been filed. 2 additional accounts have been placed on a payment plan and have been making their payments per the agreement.

*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) Spring Projects: This is the time of the year for new projects. Please remember to fill out your construction application prior to starting any new projects. Fire Pit is open for burnable yard debris. Logs, pinecones, pine needles, and non-pressure treated wood are acceptable. Anything painted or pressure treated cannot be disposed of in the firepit and will need to be taken to a landfill.
- iii) Vendors: If you have a vendor coming to your lot for a delivery or work to be done there are several ways for them to obtain entry. 1) First, is to meet them at the gate and code them on and off the property yourself. 2) Second, is to request a vendor access code, that is listed to your lot, from the office for the dates needed by the vendor to perform the task. 3) And finally, the vendor can apply for an access code for their company, we will need a copy of their business license and proof of insurance sent to the office email; manager.cora@gmail.com. Once this has been provided, they will be given their own code that only they know. FedEx, DirectTv, Dish, UPS, ACA, mobile mechanics are companies that would qualify for their own vendor codes.
- iv) CORA Taxes: 1) Park County has issued the proposed tax assessment for next year. It appears that the assessed value has doubled as well as the property tax. I know several

members have voiced concern and have shared ideas on the issue on Facebook. To summarize, file an appeal, include area comps to support your appeal. Also, make sure your rv's are tagged and registered. This prevents them from including the value of the rv in your property taxes. Need more information? Sales information, interactive maps, and details surrounding the reassessment and appeals process are available online at <https://www.parkco.us/73/Assessor>. Property owners are encouraged to visit the Assessor's website to research sales that occurred in their area during the statutory timeframe, and if they feel the value is in error, an appeal can be filed between May 1 and June 8, 2023. The Assessor's Office offers online appeal applications, written filings either via mail or drop off and walk-in appointments Monday through Thursday, 9 am to noon and 1 pm to 4 pm.

v) Road Closure – US-285 and CO-9 Intersection Improvements: CDOT is beginning work on improvements on US-285 and CO 9 in Fairplay, including pavement replacement, bridge replacement, lane additions, turn lane additions and the addition of drainage inlets. Construction is anticipated to continue through the end of 2024. Expect road closures, detours and one lane shutdowns with these projects.

vi) Mail:

With summer approaching, mail & packages begin arriving at CORA. Please remember that CORA's address is a commercial/business address and if you have your mail officially forwarded to CORA you cannot forward your mail from CORA's address. The office picks up mail once a week only on Wednesday afternoon. If you would like to pick up the mail on another day, feel free to pick up the keys and mail bag from the office. If you decide to pick up the mail, please be courteous and pick up all the mail and packages. If you DO NOT have the key and the yellow slip the post office will NOT provide you with your package. Please DO NOT use CORA's address as your residency. You are not considered a resident. To establish residency you must reside there for more than 6 months each year and No Member of CORA is allowed by Park County Ordinance to reside on property for more than 6 months.

b) Facilities

Re: May 2023 Board Meeting Good evening everyone,

Summer is coming really fast and we got a lot going on. We are still short-handed in the housekeeping dept which is causing us some growing pains. We were fortunate to find a new maintenance assistant that just started the first of May. His name is Nick and he is someone that I knew locally that I felt would be an asset to CORA. Nick grew up working in his family's RV Dealership and RV Park back east. Nick and his dog Sasha will be located at the service center in C&S.

So things are moving real quick now, we had run into a few bumps in the upper service centers. We have now remedied all those problems and will have service center B&C will be opened by this weekend. The water did get state certified, and all our backflow preventers have been serviced.

I will say that Service center B and C had their pipes cleaned. We had major grease clogs in the bathroom sinks topped with globs of hair. We need to remember that cleaning pots and pans will require soap other than hand soap. Dawn is designed to breakdown grease and don't

be shy to use some hot water. We had chunks of grease that had the appearance of gravel in the pipes. The best way to help this situation is to treat these sinks like you are at home. While I am talking about bathrooms, I need to be delicate in how I say things. Housekeeping has asked really nice that if you make a mess with you know what please clean up after yourself. We would gladly assist in any cleaning supplies you may need.

Okay, Moving on to the Pool. We have begun the process of de-winterizing and cleaning the pool. As of tonight, we are filling the pool. This will put us in a good spot to meet the goal of opening the pool for Memorial Day weekend! We do ask that all children be monitored for bathroom breaks. Chemicals continue to go up in price and with less bacteria in the pool it is cheaper to maintain. I hope we can have a great pool season and be safe while having fun. We have added a grill and a few small tables right outside the pool enclosure. Please keep food out of the Pool Enclosure area. We are trying this out to see if having a small picnic area would work around the pool. We do ask that you please tidy up after every use.

The roads are being maintained every Friday unless the weather says otherwise. Late last summer we picked up a new tool for road work that helps smooth things out. It does a great job of resurfacing road base and helps a lot with ripples. This process does cause dust so be aware on Friday mornings. We still need people to slow down especially in the inclines / declines and turns. Our roads are not a rally car track and suffer from speeding up and down the hills. I recommend going down the hill in first gear and the transmission will keep you at a safe speed. We will probably have the speed bumps installed by Memorial Day weekend as well. The weather does play a part since we can still get snow.

We just want to welcome everyone this summer. We have some fun events starting out this year. Get involved with the yard sales on Saturday of Memorial Day weekend. This will take place from 12-5 and maps will be available in the office. We always need more seller and buyers come on up. Last call for the Memorial Day BBQ event is this Saturday the 20th. \$20 dollar Tickets in advance and we will have limited. Tickets at the door for \$25. All monies will be applied to this event and any over funds will be used to spruce up coming events. Dinner will be served on Saturday the 27th in the clubhouse at 6pm. Will see ya then!

6. TREASURER'S REPORT (Sharon) (Not at meeting)

7. FACILITIES REPORT (Jeff)

8. COMMITTEE REPORT

Most Committees will be starting up. poll for any update. There should be sign ups in the clubhouse if you want to join a committee. Help Make CORA strong.

- a) Social Committee
- b) Finance Committee
- c) Budget Committee (Carol offered to head committee)
- d) Compliance Committee
- e) Welcome to our World (WOW) Committee
 - i) First meeting set for 6-03-2023

9. OLD BUSINESS

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

- b) Tennis courts and Entry way.
- c) Water tank scheduled to being cleaned.

10. NEW BUSINESS

- a) Welcome BBQ (Or Other IDEAS) Memorial Day weekend update! First i would like to personally thank all my ticket holders to date. I am so excited to have a great event! We did purchase a Black Angus USDA steer. We are expecting to have the best grass feed quality beef raised in the South Park! This will be a BBQ Event to remember and hopefully a tradition here at CORA. **Remember ticket sales end May 20th via CORA Office.** Tickets in advance are \$20 and we will have LIMITED tickets at the door in case Cousin Eddie shows up. Tickets at the door will be \$25. Dinner will begin at 6pm in the Clubhouse. We will have a selection of meats, sides and a dessert. We have another post below that explains the whole weekend events including the Garage/Yard sales the same day. See ya there!
- b) **Service station A is now open.** Service Center A is now open for your convenience. Please remember to be courtesy to your neighbors and clean up after yourself. Please refrain from cleaning greasy pans in the sinks. We are having to remove large chunks of grease from the drains in the other service centers. The other service center will be opened as we make repairs in the drains. Thank you

11. OWNER COMMENTS (non-budget subjects)

12. ADJOURNMENT

- a) **Meeting adjourned at 6:24**

Starting in June board meetings second Saturday of the month at 10AM in the Clubhouse.

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 #

May 17

Showed 18 callers. (Three in clubhouse)

CS35 Skip Hasty (clubhouse)	CS14 Lee Abbott (clubhouse)
CS03 Shon Kuta	SN019 John Tidwell
DSP 15 Sharon French	DSP041 Jay Tally
CS33 Jeff Witkins	CS38 Susan Riley
DSP003 Patrick & Patti O'Donnell	Alex & Patricia (clubhouse)
DSP0001 Carol Michele	DSP025 William&Shanon Blankenship
SN164 Desandr	DSP055 Bill Smith
DSP004 Larry Haas	SN014 Don & Susan Eccles
SN090 Mark&Lynn (clubhouse)	