

## 1. CAMPGROUND OF THE ROCKIES ASSOCIATION

### BOARD MEETING Minutes

July 08, 2023-

#### 1. CALL TO ORDER

- a) Jeff called the meeting to order 10:05

#### 2. PLEDGE OF ALLEGIANCE

- a) Shon & Skip led the pledge.

#### 3. INTRODUCTION OF BOARD MEMBERS: (Jeff, Sharon, Ken & Cindy on phone) Shon and Skip in clubhouse.

#### 4. APPROVAL OF MINUTES From June 10, 2023

- a) Minutes from June 10 Shon made motion to approve and Cindy second. Minutes approved will be sent to members.

#### 5. CARETAKERS REPORT ALEX AND PATRICIA DE LA COVA

- a) 7/08/2023 Office

- June Mailing:

The June mailing went out this month. It included a letter from the Board of Directors, The Nominee Petition, and the Annual Meeting Announcement. There are 5 positions open on the board this year. Please remember your applications are due by July 21, 2023. Thank you to Don Johnson, Jay Talley, and Ms. Darla Peterson for your help with folding and stuffing those envelopes.

- Animals of CORA:

CORA is an amazing place, full of wildlife. This last month several species of animals have been spotted at CORA. We were visited by a group of 4 Big Horn sheep, a big Thank you to Joe Wells for passing on the photos. We have seen a female moose, pronghorn antelopes, deer, and some elk. But my favorite is a pair of nesting Bald Eagles that were discovered just over the ridge by the cell tower. Also, making his presence known is a cinnamon-colored Black bear. I believe Jeff will be speaking a bit more about this big boy or girl a little later in the meeting.

- Annual Water Meeting:

Each year an annual water meeting is held with RORA in August. We take turns hosting the event. This year CORA will be the events host. Invitations will be going out this week to RORA with the time and date. August 1st, 2023, at 10am.

- July Mailing:

I will be putting together the July mailing the week of the 23rd. I will need volunteers for envelope stuffing on Saturday July 29th, 2023, at 10am. SO, if you're looking for some stuffing fun, swing by the clubhouse and help us out...

- Weather Events:

CORA has been getting quite a bit of rain and storms this past month. We even experienced some Funnel clouds on June 30th. They behaved themselves and stayed in the air just spinning around and then dissipating. Meteorologists are predicting more rain for July as monsoon season comes knocking.

- Some Local Events

Park County Fair – July 07-16 Carnival, Animals and Rodeo [www.parkcofair.com](http://www.parkcofair.com).

Fairplay Gem, Mineral & Jewelry Show – July 27-30 <https://abqfallshow.wixsite.com/fairplay>

Burro Days – 74th Annual Burro Days Celebration July 28-30 [www.burrodays.org](http://www.burrodays.org)

The electric company is currently in the park checking the poles.

They are looking for poles that need to be replaced for structural issues.

Electric meters will be read next month for the September billings.

**b) Facilities:**

- Another fun month around here. We have seen various animals on the property. Some animals are becoming more visible. Talking with the game warden, he recommended using a paint ball gun to scare off and indicate to others that this bear has been a nuisance to others. Securing your cooler and keeping trash secure is the best start in getting the bears to move on. We have experienced many bears in the BBQ business and realize that the smells will attract bears. We have many great smells around here from bacon to all sort of bbq. Keep your eyes opened and pay attention, we are staying at their home.
- The swimming pool is getting plenty of use this year. We do have a sanitation issue with folks urinating in the pool. I am currently using twice the chemicals to sanitize. Please remove yourself to urinate. This will definitely improve our pool experiences but will save you monies.
- Road widening project is moving along slow and steady. We are currently having backhoe issues. Pretty much the backhoe has been a problem since arriving. Same with the old golf cart that were purchased last year. Note to self, buying someone else's problems doesn't usually save you money.
- The internet has been crazy lately and some of the comments to our staff is getting concerning. Our camp host have zero control over the internet. We have members that knock on camp host doors to inquire about internet problems. They have zero control and just hope to have service for themselves. I personally do not want anything to do with the internet and recommend hiring an outside company to tolerate the words that members have to say. Our staff are not victims and do not deserve that treatment. The internet has been a volunteer program, mainly one guy named John Robinson. John could definitely use a lot of help and probably a committee. I have seen the blood sweat and tears but very little niceness is spoken of him. Cora is in a very complicated area and has a very unique landscape to produce a high quality internet service. I am currently being offer more bandwidth using the same company but off the cell tower instead. The setup cost will be around 10k and double monthly cost to double our bandwidth.
- We will not tolerate mis treatment of our staff. It is our responsibility as managers and board to protect our staff and to follow all labor laws for the state of Colorado. We will stop offering services to avoid contact with that member or members that mistreat our staff. An example would be propane fills and propane accessories would be refused. We have been threaten both verbally and physically and this treatment will be referred to the labor board for fines and penalties at your expense. I would recommend getting a humane resource service that can help assist in proper treatment of your staff. Companies like paychecks offers HR services for smaller companies that are not mandated to have in house HR departments.
- The gate is a big pain in the rear. We have members and even had a staff member piggy back this month. We did send an immediate letter to our staff member asking them not to piggy back in or out. The part that got me was the response from our staff. They said that in the short time they have been here that piggy backing seemed to be the normal thing to do. That was a fair statement since the cameras show multiple cars entering and exiting without using a gate code. The board has asked me to make a gate violation form and document the members that violate the rules. The

forms have been developed and the new task force is ready. We will be watching camera footage of vehicles, license plate and facial recognition to track down your lot information.

- Thank you Have a great day

## 6. TREASURER'S REPORT (Sharon)

- a) Treasurer's Report July 8, 2023 CORA Board Meeting  
As of June 30, 2023 the Balance Sheet & P&L show:  
Total Current Assets \$638,988  
Total Fixed Assets 349,454  
Total Assets \$988,442  
Total Accounts Payable \$16,145  
Total Current Liabilities 24,879

Net Operating Income \$67,145

Edward Jones Reserve Account

As of this date the interest income earned is \$5,966 and the Investment income is \$9,079. Our account is showing an annualized return as this point of 4.4%. It was encouraging to note that although we spent \$118,949 out of the reserve account for major repairs and replacements, our balance of \$629,673 is \$13,517 more than this same date last year.

Respectfully submitted,

Sharon French

CORA Board Treasurer

## 7. FACILITIES REPORT (Jeff)

- a) Tennis courts have been resurfaced. Needs thirty days to cure before sealing. In the meantime we are looking in to getting pickleball nets and marking tape so the area can be used. Thinking of other side uses like corn hole. Want to make this space usable. Also thinking of Disk golf.
- b) Had to reschedule the water tank inspection and cleaning. The worker is sanitized before entering the tank. Will not affect SN they are on a different system.
- c) Committees need members. Also there are board positions needing filled.

## 8. COMMITTEE REPORT

There should be sign-ups in the clubhouse if you want to join a committee. Help Make CORA strong.

- a) Social Committee
- i) **There is no owner for this committee.** There is an account with money that needs to be investigated. No New News
- b) Finance Committee
- i) Has not met yet and are waiting for the budget committee.
- c) Budget Committee
- i) Carol Abbott heading up but is not at this meeting. Larry Chiuppi covered. Been having meetings Estimated 8% increase but too early to tell. Still in process. Next meeting Tuesday at 6:30
- d) Compliance Committee
- i) There is **no owner** for this committee. No new news
- e) **Welcome to our World (WOW) Committee**
- i) Wow Next meeting AUG (a notice will be sent out. Do not say unkind words to Staff members. Need more people to attend, pass the word.

## 9. OLD BUSINESS

- a) Progress of road Widening in SN (Has started)
  - i) Roads in SN being worked. Campers and items need to be in compliance. Lots that can't find pins we have a metal detector. Need to watch set back requirements.
- b) Tennis courts and Entry way. (Courts have been resurfaced and are curing now.) Covered above. Entry way complete.
- c) The Water tank scheduled to being cleaned.
  - i) Water tank scheduled to be cleaned and inspected. Don't have a time yet

**10. NEW BUSINESS**

- a) Water usage at CORA.
  - i) The water agreement with Denver is we can not use CORA water for outside use. If you want to wash your trailer/car/boat you must bring water from outside CORA. If we get caught by Denver we could have our water rights revoked. There is a place in BV that sells water bring your own hose and tank. Mail corafolks someone has the information.
- b) Wi-Fi (Suspect a lightning strike may have taken something out. Being looked into)
  - i) The Thought is if you want WiFi you need to get your own service. The WiFi at CORA was done by volunteers and not added in the budget. Issue is being looked into. Heard the Wifi is good at the clubhouse go there if you need to check email.
- c) There has been a bear seen in the area. (Please make sure bird feeders, trash, coolers, and food and pet food are stored correctly.) Do Not shoot Bear with a Paintball gun. Make loud noise bang pots and pans to scare off. Always be on the lookout.

**11. OWNER COMMENTS (non-budget subjects)**

- a) DSP055 Linda Smith Mentioned a grant for internet and posted on Facebook and sent mail. (Shon made comment to make sure it covers campgrounds)
- b) SN115 Cindy Pacheco Asked if monthly payments can be done for Fees.
- c) Electric to all lots all the time. Some people leave this on with no one there and costs money. Was mentioned to turn power off when not at CORA. (leaving power on creates a warmth that mice like to get close to. Can't shut off power because some members come up in winter to Ski, hunt, ETC.
- d) CS03 Shon Kuda We all need to respect each other we all want to see CORA be the best it can be. We need people to run for the board. You see the good and the bad and you see what it takes to run this place.

**12. ADJOURNMENT**

- a) Meeting adjourned 11:07

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

Open Board	<b>August 12, 2023</b>	<b>10:00am</b>	202-926-1160, Access code 889145 #
Annual Meeting	<b>September 02, 2023</b>	<b>10:00am</b>	202-926-1160, Access code 889145 #

**July 08**

CS35 Skip Hasty CS03 Shon Kuta CS33 Jeff Witkins	CS14 Lee Abbott Alex & Patricia SN115 Ken & Cindy Pacheco
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DSP015 Sharon French	RGS27 Delles &Allura Schneider
DSP003 Patrick & Patti O'Donnell	DSP102 Nancy Schultz
DSP070 Dorthy & Ken Hokanson	SN091 Laurie & Richard Tutor
SN164 Brad & Mary DeSandro	SN018 Edward & Katherine Adams
DSP073 Sue Shaw	CS41 Glenn Mayely
DSP002 Michael Lujan	DSP041 Jay Talley
SN245 Paul Innes	SN295 Vicki Nickels