

CAMPGROUND OF THE ROCKIES ASSOCIATION  
**BOARD MEETING Minutes**  
June 10, 2023-10:00 A.M. MST In Clubhouse

**1. CALL TO ORDER**

a) Jeff called the meeting to order 10:05

**2. PLEDGE OF ALLEGIANCE**

a) Skip led the pledge.

**3. INTRODUCTION OF BOARD MEMBERS: (Sharon Out for health reasons)**

a) Sharon has health issues on her second round of chemo. She is still acting as a treasure.

b) Report not covered in the meeting. Here is the report:

Total income.     \$410,026

Total expenses.    \$304,188

Total bank accounts, including reserve accounts.     \$708,312

Total accounts payable.     \$23,051

Total Assets as of May, 2023.     \$1,043,973

    Total Current assets     \$694,518

    Total Fixed assets.     349,454

Total Liabilities             \$41,562

Final CD to mature on June15, 2023

**4. APPROVAL OF MINUTES OF May 17, 2023**

a) Minutes from May 17 Shon made motion to approve and Jeff second. Minutes will be sent to members.

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

**a) 5/17/2023 Office**

**i) Delinquent Members - Dues:**

2 Past Due accounts are currently in Foreclosure proceedings. They will be subject to the Park County Sheriffs sale.

1 account is on a payment plan and has 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) WIFI:**

CORA offers a Wi-Fi set-up for RGS, DSP, & CS. You will need to purchase the following equipment:

airMAX NanoBeam AC, 2.4 GHz, 13 dBi Station or airMAX PowerBeam AC 2.4 GHz, 400 mm Bridge

Make sure to purchase the 2.4 GHz – DO NOT PURCHASE 5GHz, it is NOT Compatible.

The next items will be a basic router (Linksys) and 100-foot cat 5 or better cable.

Once you have your equipment you will need to schedule an appointment for Thursday or Saturday afternoon between 2-5 with the office.

Please Note: There is a \$50.00 Installation Fee – Payable to CORA.

**iii) Gate Codes:**

A couple of questions have come up this month regarding guests and vendors gate codes. If you have a guest coming up or a vendor coming you need to fill out the

Guest Registration form to activate your guest or vendor code. These codes are only active once you fill out the form. If your guest arrives unexpectedly or your buddy just follows you back to CORA, feel free to code in your guest. If they are in a separate vehicle, code yourself in and then code them in. Guest Codes can Only be active for a maximum of two weeks per guest.

**iv) CORA Taxes:**

Park county issues out your property taxes. CORA does not bill you for them, we do not set the assessed value or determine the tax percentage. Please contact the Park County Assessor's office with you questions at Phone: 719-836-4331.

Several People have asked is CORA's property taxes were affected by the recent assessed values. CORA is an Exempt entity from property taxes, Only lot owners are taxed by the County.

**v) BBQ:**

So, we had some members of CORA call into question the legality of tickets being sold for the BBQ. Before even starting this welcome back event, we contacted the health departments to verify that we could charge a fee for tickets that would be used to pay for the food. The health department informed us that it was perfectly acceptable for us to charge for tickets and that we did not need any type of retail food license for the event. Once the cost of goods is subtracted out, any remaining funds are being used for equipment for BBQ events. Like grills, smokers, etc. This project has its own operating account so there is full transparency for financial intake, expenditures, and remaining balances.

Tips were also collected at this event, and ALL monies were divided equally amongst the volunteer camphost. Our members that volunteered, as well as Alex and I donated our share to the staff. None of them were paid to help at this event, so the tips were a welcomed thank you.

**vi) Ice Cream, Snacks in the Honor Store:**

CORA has an Honor Store; an Honor Store is always left open, and we trust that members will pay for the items that they take and that they will pay the amount listed on the item. This week, a note was left in the ice cream bag stating that they were only going to pay \$1 for the item that they took because they felt the \$2.00 asking price was too high. While I would love to keep the prices at \$1, unfortunately the cost to CORA is more than that when all costs are considered. Please, Pay the tagged price.

**b) Facilities:**

- Morning everyone,
- Busy months around here at Cora. We have had a lot of members coming up this year. It is nice for me to see members coming back and see the changes we have made. CORA is starting to come along. We have been making various repairs and working on projects as well.
- I will start with the most obvious improvements this month. The entrance and the tennis court area got new asphalt. This was a huge improvement but obviously the entrance has a more frequent useable improvement since the entrance grew 4 feet in width. The new apron along the road also helps make a smoother landing into CORA. We are still working on other improvements at the entrance that will help the longevity of the asphalt.

- The road widening has begun up on lantern loop in Silverton Northern. We started locating all the property line pins first and have started removing trees, bushes and rocks that are in the road. We did find a few trees that are huge and are what help make CORA beautiful, those trees we are working around. We do have some trees lying along the road that will be cleaned up by us.
- Speed bumps are down on the main drag in CORA. The rest of the speed bumps will be getting put down as we re-grade the roads. The speed bumps do help some, but we still have people who race up the roads the second they pass the last bump. The roads are a huge expense to CORA and the less we speed on the roads the better off we are. Using your first gear in an Automatic car is ideal in maintaining speeds while giving you better traction and you probably will not use your breaks coming down the mountain.
- I would like to inform all members of a small number of what I call toxic members. These members will talk inappropriately to our staff for instance. They will call them things like victims and other rude ignorant statements. They usually do not leave a good impression of themselves or of CORA. They may not like me but please don't hurt yourself or CORA in the process. The idea is to have the best possible staff here at CORA. If you cannot control yourself, please stay away from our staff. They have better things to do while on duty. CORA cannot afford to lose staff due to certain members personal problems.
- In closing I would like to thank all our volunteers and members who joined us for the Memorial Day BBQ Event. It was a lot of fun for me and just as a reminder this was done as a fundraiser for CORA. It was great to listen to the buzz coming from the dining area. I also had various members tell me that they met new neighbors and potential friends. We had about 85 people attend, including the volunteers. I consider our attendance to be great for this early in the season. Our volunteers really helped during the final push as I ran out of gas and deserved a great round of applause. Thank you

## **6. TREASURER'S REPORT (Sharon)**

### **7. FACILITIES REPORT (Jeff)**

- Tennis courts have been resurfaced. Needs thirty days to cure. Thinking of striping for pickleball, the other side uses for corn hole. Have not seen anyone use the tennis court. Want to make this space usable.
- Sewer pump fixed and the second pump was sent for rebuild to be used as backup.
- Getting assessment for power in SN.
- Insurance inspector came out and we passed.

### **8. COMMITTEE REPORT**

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

- Social Committee**
  - There is no owner for this committee. There is an account with money that needs to be investigated.
- Finance Committee**
  - Has not met yet and are waiting for the budget committee.
- Budget Committee**
  - Carol Abbott heading up. She is glad we have people from all camp areas. Meetings have been scheduled.
- Compliance Committee**

- i) There is no owner for this committee. There are lots for sale and some not Selling because of unclean lots next door. How do we get these uncleaned lots taken care of? Talk about fines to pay for lot cleaning.

**e) Welcome to our World (WOW) Committee**

- i) Wow has had it's first meeting last Saturday. Next meetings 1st Saturday of July and August. Do not say unkind words to Staff members.

**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. Painting will take place once complete) 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

**d) Welcome BBQ. Comments**

**10. NEW BUSINESS**

- a) Power is only to be shut off in emergencies or with permission.

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

- a) RGS27 Bill Snyder Social committee no one in charge. There is an account with money. The person in charge passed away. We need to follow up to see how to get this money. We want to become more social. We tried last year but had to cancel due to lack of interest.

- b) Had good discussion pickleball, corn hole, golf, disk golf. ATV staging hook to trails behind CORA. Game nights, movie night (new tv, projector and screen), darts, dominoes. Star gazing, bird watching.

- c) Alex is thinking about adding a water feature and a gas fire pit.

- d) Don't Park in front of dumpsters. Trash was not picked up for service center A due to someone parked in front of dumpster. Don't put large items in trash that will keep from being dumped. When parking make sure people can get by.

- e) Don't leave toys in the pool. It keeps the filter from working correctly.

- f) Not sure how to get word out Cora folks mail blast Facebook word of mouth. Skip got up and talked.

- g) For any power shutdown call the office.

- h) Talked about work on some of the water hydrants.

**12. ADJOURNMENT**

- a) Meeting adjourned 11:43

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

Open Board	<b>July 08, 2023</b>	<b>10:00am</b>	202-926-1160, Access code 889145 #
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 #

**June 10**

Showed 6 callers. The rest in the Clubhouse.

CS35 Skip Hasty CS03 Shon Kuta CS33 Jeff Witkins	CS14 Lee Abbott (Phone) Alex & Patricia SN115 Ken & Cindy Pacheco
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DSP003 Patrick & Patti O'Donnell	RGS27 Delles &Allura Schneider
DSP0001 Carol Michele (Phone)	DSP102 Nancy Schultz
SN164 Brad & Mary DeSandro (Phone)	SN091 Laurie & Richard Tutor (Phone)
CS14 Carol Abbott	SN018 Edward & Katherine Adams (Phone)