

**CORA Board of Directors At Large Meeting - October 18, 2023**  
**Conference Call: (202) 926-1160 Access Code: 889145# 10/18/2023**

Glenn Mayeux called the meeting to order.

The meeting began with the Pledge of Allegiance.

Glynn has asked for approval of minutes. Jeff Watkins made a motion to approve the minutes from the August 2023 meeting. Paul Ennis seconded. Approved unanimously.

The Caretakers Report is at the bottom of the regular minutes as reported by Patricia.

The Facilities Report is provided at the bottom of the regular meeting minutes.

Forward reports to Board. Secretary adds to the minutes.

**Treasurer report:** Shandel was recently appointed to the board.

As of 9/30/23

-Total Assets \$1,122,704.00 up from @742,641.00 in August

-Total Liabilities \$63,726.25

-Total equity \$1,336,542.10 up from \$966,011.36 in August

Will be posting on the website (end of year 8/31/23). We will be uploading these on the website within the next week, so everyone has access. Sharon has been doing special investments and checked with Collegiate Peaks Bank. There is a special rate until 10/31/23 at 5.08% She recommends we put \$150,000 in a short-term CD. In 4 months, we would earn over \$2,500. This needs to be done by 10/31/23. There is a meeting with the accountant scheduled for 10/19/23. Half of the \$500,000 will be put into CD's to allow us to make money on it in order to keep dues down. The other half will be kept in the bank not earning interest.

**Facility Director - Richard**

The Board has decided to keep Nick as a day worker in the community until the end of December 2023 to gain more knowledge. He has signed a contract and will be paid a little over minimum wage.

The white dump truck, which is not operational, located in the lean-to was sold. It was sold since it has been paid in full. The money will be given to Patricia to put in the bank. Once this takes place, the title will be transferred.

A big shoutout to Jeff on the tennis court repairs. A huge thank you to all volunteers who assisted as well.

We have reached out to four different companies to obtain bids to install water heaters in the boiler room. It will be necessary to send photos to another contractor to obtain estimates. The going rate is \$125 - \$150/hour. We are trying to determine the total number of hours it will take to complete the project.

Thank you, Alex & Nick, for getting the sidewalk repaired. The lean-to has been cleaned.

The Executive Board has been notified the company truck needs new tires and a new windshield. Alex replaced the shocks. We currently have six different bids on the tires. The tires should be installed the week of October 23. Fire mitigation. Four different companies have been contacted for bids. Three of them are busy currently until the end of month. We will obtain three quotes before moving forward. The mitigation will need to be completed in phases. The executive Board had a meeting and has implemented a few new items. There are now new rules in place for:

1. Logs to sign out the truck and keeping the mileage and gas fills.

2. Work orders. We prepared one for the sidewalk repairs and provided a two-week timeframe to complete. These will be used to stay on top of any items which need repair.

Alex completed additional work in service center B on widening the road. We are working to get everything cleaned up for the winter and normal routine stuff in shutting down the park. The mixer belt needed to be repaired. The road widening will be readdressed when mowing is finished which should be by the end of the week (October 23). We are using a bushhogger to mow the entire area. A request was received to mow the lake this year.

#### **Committees:**

The sign up sheets have not received a lot of signatures for people to volunteer on committees. It is necessary to obtain more volunteers for the various committees. We feel we may obtain more names if we post elsewhere in the community besides the clubhouse to obtain signatures.

#### **Social Committee - Patricia**

Marilyn Maub's daughter brought by all the files for the committee. Two members picked them up. They will be working on getting it into someone's name at CORA. They will obtain the back account and start setting up a social committee for next summer.

#### **Budget - Carol**

A lot of the committees stall in the winter time. She was chair of budget committee past two years. They will ask people to volunteer for budget committee starting in May.

#### **New Committee – Wi-Fi**

Alex reported Mike has joined the Wi-Fi committee and is now running the committee. He can fix a lot of the problems remotely. Mike comes with a lot of IT experience. Last year Alex started completing installs for members which included installing an internet dish at member's homes. The Board decided to charge \$50 for each installation with the money going to CORA. The money will be utilized in the future for upgrading, replacing broken equipment, etc. It is professional grade equipment. Currently Wi-Fi is through High Line. New equipment should be able to provide CORA with the internet service that we need. Mike report he has joined the Wi-Fi committee. IP issues have been sorted out. The biggest issue is to fix the network but that cannot done without a lot of additional funds. Alex came up with idea that we charge \$50 for each installation at personal sites. We need to come up with a plan to replace the equipment. High Line is the best provider to go with now. The sites on top would need a dish or point to point system for each lot. C&S has put a limit of 20mb per location. This will ensure one particular lot will not take the majority of the bandwidth. In time we will need faster internet which would cost around \$800 for 4MB. We currently spend \$428/month. We are looking at \$2 - \$3 a month increase to dues to pay for WiFi. Mike has been working on mapping everything to be able to control remotely. Mike would like to connect with the person who handles the website to update with WiFi information. In addition, the photos for the drop down menu need to be updated on the website.

No additional committee reports.

#### **New Business:**

- Alex and Patricia Del La Cova have let the Board know they will be leaving at the end of March which is the end of their contract.
- Effective October 10, 2023, Shandel Winchell was appointed as Treasurer. Sharon French is stepping down.
- Currently Glynn is working with Collegiate Peaks Bank and High Country Bank to obtain signing privileges at the bank and with Edward Jones for Shandell.
- The Board is currently looking for replacements for the Del La Covas. If you know of anyone, let us know. Darla Peterson will be conducting a search.

- Glynn will review the insurance policies to verify we have enough coverage. We will have an external individual review.

Ric Jefferies has provided an Owner Comments to be included in the minutes. This is listed at the end of the regular meeting minutes.

Nick will be the only individual working through the winter besides Alex and Patricia.

No additional questions or suggestions from the membership.

Rich made a motion to adjourn the meeting. Shandel seconded the motion. Meeting adjourned at 7:10pm MDT

## **CARETAKER REPORT - Patrica de la Cova**

### **Dues & Electric Invoicing:**

Electric Invoicing begins August 15th, and they are mailed out with a postmark date of August 31st. Electric is due by September 30th each year. Late Fees are assessed on Oct 10th after a 10-day grace period. The reminder notices, with late fees for CS & DSP went out today. RGS & SN will be out by the end of the week.

All Dues invoicing was completed and postmarked by September 15th. Dues are due by Oct 15th each year. Late fees are assessed on Oct 25th after a 10-day grace period.

We currently have 4 payment plans, 125 Outstanding Dues in SN, 63 Outstanding Dues in CS, DSP & RGS, 23 Outstanding Electric Invoices in DSP, RGS & CS and 53 Outstanding Electric Invoices in SN.

A couple of reminders for making your payments:

- 1) CORA accepts payments by Cash, Check or Credit Card. There is a 4% Credit Card usage fee added to all credit card charges. If you would like to pay by credit card, you may call or email the office for an online payment invoice. Due to changes in Square's user policy we are unable to take payment over the phone.
- 2) Please make sure to put your Lot # on all checks.
- 3) Make sure your numeric entry and your alphabetic entry match. That your payment is signed and dated.
- 4) Mail payments to CORA at PO Box 1778 Fairplay, Colorado 80440

\*Please Note: Mail is picked up once a week on Wednesday. Payments are processed from Thursday – Saturday and then deposited the following week on Tuesday. Please allow at least 2 weeks from your mailing date for the check to hit your bank account.

### **Workampers - End of Season Contracts Ended & Bonuses:**

Contracts with our workampers ended on Oct 1st. Trevor and Alexa have departed and Gabriella in the office have fulfilled their contracts and were paid their end of season bonus on Oct 1st. Nick's contract was renewed by the board and Cathy has a 30-day addendum to her contract, both Cathy and Nick were paid their end of season bonuses on Oct 1st as well.

### **Food Drive:**

CORA had its annual food drive in September. All food was donated directly to a needy family. The bin has remained in the clubhouse for anyone to donate throughout the year. Thank you everyone for your kind donations.

### **Late Fees:**

All payments due to CORA for Propane, Dry Storage, Electric and Dues are subject to a \$35.00 late fee if not paid within 30 days.

### **Winter Hours:**

Winter hours are now in effect. The office & propane will be closed on Sunday & Monday. Tuesday, Wednesday, Thursday, Friday, & Saturday open from 9-12pm daily.

## **FACILITIES REPORT – provided by Alex de la Cova**

Winter is coming but the weather has been all over the place. We have been focusing on getting everything ready for the colder months.

- The pool has been shut down and winterized.
- Service center B and C have been winterized.
- Service center A will be shut down Friday and winterized.
- The rest of the hydrants will be closed on Saturday.
- While waiting for the weather to change we have been mowing all the grass.
- We fixed the sidewalk in front of the clubhouse.
- We replaced the shocks on the truck.
- We cleaned up the owner's section at the shop and the lean-to barn was cleaned out into a dumpster.
- We started placing our tractor attachments under the shelter.
- As of October 1st, Nick and I are responsible for relieving Cathy from her housekeeping duties on Wednesday and Thursday. We do appreciate the consideration made by members in cleaning up after yourselves.
- We have done some more road widening in S&N working the road between service center A and B.
- Some of the other smaller projects have been going through all the facilities with Nick.
- We also prepared all the snow equipment greasing and making sure all lights and hoses are in good condition.
- The zero turn reached its 300-hour mark and had its first real service. The zero turn is holding up great after a year of services.
- We are still running the first set of blades from purchase and probably have another year at least.
- The roads had a lot of work done this year with all the rain and runoffs. We did have to lift and clear out the cattle grates going into CS campground. We had to replace a couple of logs off the side of the road that had been forced off the cliff by heavy rain.
- We feel very confident that we will have CORA in good shape for the colder months.

In closing we would like to thank the members for another fun summer here at CORA. We hope that Cora continues to move in the right direction when we leave in April. Cora has been a good learning experience for us and will cherish some of the friendships we have made in our 4 year term. thank you!

Ric Jefferies – Owner Comments for CORA October meeting:

On May 18, 2022 I spoke to the board and the membership regarding water, sewer and electrical easement issues. The issues were extensive so you, would have to go back and review what I had said. Most of the issues were accurate, but since that date, I found new evidence in the Mountain Planning & Development Plans for The Western Union Ranch Recreation Vehicle Park, Denver, South Park and Pacific Campground (DSP&P), and Rio Grand Southern Campground (RGS), dated July 31, 1979. On the extreme left hand side of Sheet 1 OF 4, there is a NOTE # 12 which reads " A .20' FT UTILITY EASEMENT FOR THE WATER, SEWER AND ELECTRICITY SHALL BE RESERVED THRU THE CENTER OF EACH CAMPSITE". With this new evidence, my comment "there were no easements of any kind shown on any of the development drawings" was true, but NOTE # 12 clarifies the developers intent. This new information ONLY covers the 20' FT easements down the middle of all lots in DSP&P and RGS. It does not address SN or C&S. I am still researching those filings.

Ric Jefferies DSP&P 95 & 96