

**CORA – CAMPGROUND OF THE ROCKIES
GENERAL BOARD MEETING – JANUARY 17, 2024**

ATTENDING:

Jeff Witkins, Vice President CS33
Shandel Winchell, Treasurer DSP65
Darla Peterson, Secretary CS36
Paul Innes, Member at Large SN245
Sharon French, Member at Large DSP 015/016

MEMBERS ATTENDING:

Michael Oborny CS54
Cindy Pacheco SN115
Doug Bradbury CS9
Shannon Blankenship DSP025
Alex and Patricia De La Cova
Brad & Mary DeSandro SN164/165/166
Alan & Diane Buck SN004
Linda ring RGS7
Don & Susan Eccles SN014
David Gehrlein RGS 31/32
Barb Rullo SN084
Tom & Debbie Abernethy DSP056
Thomas & Carol Abbott CS14
Pat & Patti O'Donnell DSP003
Richard Lofton CS34

Jeff Witkins, Vice President called the meeting to order at 6:02pm MST

The meeting started with the Pledge of Allegiance.

Jeff introduced each of the Board members.

Zoom (meetings) is new for the CORA group, and we hope more individuals can join so that we can share screens and display information.

Approval of minutes

Shandel Winchell reported, “ there seems to be some confusion with the financial read at the monthly meetings. When I report on the month end of the previous month. So for December’s meeting I reported on November’s month end financials. I sent to Darla Peterson for corrections.” Darla reported all corrections have been made.

Jeff Witkins asked to see the minutes. Minutes were previously sent to Jeff.

Sharon made a motion to approve the minutes from the December meeting. Paul Innes seconded the motion. Minutes were approved as written.

Patricia De La Cova – Office Caretaker Report

- Dues & Electric – Delinquency Notices
 - On January 16, 2023, the final report of delinquent members was turned over to the Board of Directors for referral to Collections.
 - There are currently 5 outstanding members with “13 unpaid dues & electric invoices” totaling \$6,855.47.
 - One outstanding payment plan totaling \$788.00.
 - Six members with late fees only due totaling \$210.00
 - One member with a balance due of \$27.00 for a short payment
 - One member has a balance of \$140.00 due for dry storage.
 - Total Balance Due is \$8,020.47 for the 2023-2024 invoices.
 - There are still three outstanding invoices left over from 2022-2023 totaling \$14,135.61. One of the properties was recently auctioned off in the December Sheriff’s sale. Once the attorney’s office sends the office payment of \$7,102.32, the account will be closed. This will leave a balance of \$6,159.21 due on one account and \$874.08 on the other totaling \$7,033.29.
 - NOTE: Collection procedures are dictated by the Colorado Revised Statutes, section 38-33.3-209.5 which went into effect August 2022.
- Christmas Decorations
 - The interior decorations will be taken down this week and put away for next year. The exterior lights will remain up and on until the end of January. Colorado has a long-standing tradition of leaving lights on through January to honor the National Western Stock Show, a Colorado institution since 1906.
- Dumpsters – Update
 - Chaffee County Waste was unable to pick up the dumpsters during December. Park County pick up is each Thursday and due to weather and holidays, got skipped somehow. Patricia contacted Chaffee County Waste last week and asked about the status of the monthly winter pickups. They were very apologetic about not providing the normal service. They will be crediting CORA back for the December pickup. They came to CORA January 11 & 12 to pick up all items in all dumpsters.
- Highline – Wi-Fi Update
 - Highline will be sending a technician to CORA on January 18 to determine why one of the services is not working. Recently, the internet went down. When it came back on, one of the Highline devices did not fire back up. Mike Oborny with the Wi-Fi Committee asked Patricia to contact the provider. They were called January 16, 2024.

Alex De La Cova - Caretaker Report

- January has been a windy month so far. There has been some snow.
- Timberline started in January with the Fire-Wise program.
- When the Fire Department came through in December, this was a casual visit. They were showing new individuals in the department what CORA has up top. This was not to pinpoint anyone out. They asked if, and what, we could do to remove excessive fuels on CORA grounds and private properties. Alex reported this at the December meeting and the Board asked to evaluate the area and send letters to property owners. Nick Ewing drove around viewing properties from the road. He observed large piles of wood. We all know we have excessive amounts of fuel on the property. The area could use some kind of clean up.
- Nick Ewing and Alex De La Cova have been working to clean up CORA common grounds. There have been numerous loads of dead trees and shrubberies hauled away. There have also been trees removed as well. Alex reported he understands some trees work to hold the ground in place and housing of wildlife. CORA is 600+ acres and many acres are wooded. He recommends setting up a committee to help remove dead fuel all over the CORA property.
- He is anticipating a “good” snowstorm. This would allow him to get the burn pit handled. He feels they did a great deal of maintenance on the burn pit over the summer, and this will help have a safe burn.
- He recommended building a ditch at C&S they could pile logs. Jeff Witkins wants to see a plan for tearing up the ditch.

Shandel Winchell – Treasurer’s Report as of December 31, 2023

- Total Receivables \$22,049.88
- Fixed Assets \$277,563.49
- Total Assets \$1,281,531.85
- Total liabilities. \$41,366.07
- Investments with Edward Jones - will be posted the end of the month on the website when accountant gets the end of the year done.
- Our 4-month CD \$150,000.00 expires March 1, 2024
- The balance sheet was displayed over Zoom during the meeting.

Jeff Witkins – Facilities Report

- Firewood – there is some excessive firewood on top. The Fire Department has told us this.
- As far as the Board knows, we need to reduce the amount of firewood and work together. We have 312 lots up above. If each lot has \$40,000 in equipment that equals \$12,000,000. We need to protect our property up there from forest fires. We all need to come together and make sure we are all safe. The Fire Department was just cruising through and identified “fire fuel.” This equates to old sheds, dead branches, debris laying on the ground that could be “fire fuel.”
- Boiler update – we need a certified plumber to do the work on them. I would like to get in contact with community members to keep the community involved to save us money. We compete with the same contractors getting more money from rental properties. If you have skills, and a license, contact Jeff Witkins.
- Snowblades – looking at the one for the back of the tractor. At one point, maintenance was not done. The blades were not changed out. The back blade cannot be replaced anymore. We

welded one last year, but we need to cut it off. We need to get a new snow blade for the back of the tractor. The front blade and the one on the truck are currently in good shape. We are looking at thousands of dollars to get the new blade.

Committee Reports

Social Committee - Patti O'Donnell

- There is no report from the Social Committee. They are working on ideas.

Internet – Mike Oborny –

- Highline is coming to CORA to look at SN. There are three solar panels for RGS. I upgraded one to 300 watts. The snow covers those panels. Currently, Alex & Nick have been climbing the hill to sweep the snow off after each snow. The problem is that it is dangerous going up the hill when you do not see what you are stepping on. We will eventually have to put a bridge to cross over. We would like to get the solar panels off the ground and put a ground mount to allow us to angle them towards the sun. This will give two positions – one for summer and one for winter. At that point, most of the snow should slide off.
- The actual network is running pretty stable. If people want point-to-point, this is a better option. Currently, it is not very powerful. SN has a mesh system which will eventually go point-to-point. The infrastructure will need to be turned into access points to send to the stations at the lots. We cannot do that now as we need more money to do this. Down below, we will do point to point and charge \$50 to install.
- Mike can now see remotely the map of CORA. All the lines at SN are all red because the internet is down. It makes it easy now that everything has been set up in the system so I can see where the problems are and what system may be down.
- The website – Mike talked with Jeff Witkins about posting information so that people can become more informed. The Wi-Fi committee would be able to have a section where people can learn more about what is offered.
- Jeff Witkins reported that the internet will be to the point where you can stream but will have limits. As more people join, Mike can see the bandwidth and will need to put a limit on lots. Even with a limit, owners will still be able to stream shows.
- Up top, the entire mesh system will go away, and we will go point-to-point. We have an access point, and you put it on your lot. You would run a cable into your RV into your own router. You have your Wi-Fi network set up. Mike can then limit the lot to 7mg. Each person will have equal bandwidth on SN.
- Mike has been doing a lot of research into why there is an issue with Highline. He would like to get surge protectors for the devices.
- Mike is working on getting to the point where he can monitor everything remotely.

Old Business

- All insurance is paid for the year.
- Richard Tutor has resigned his Vice President role.

QUESTIONS

Patti O'Donnell DSP3 asked the following questions:

- Snowblade needing to be purchased; will this be presented to the budget committee this summer, or will it be paid for this winter? Jeff Witkins responded that it will be paid for this winter but trying to determine which blade needs to be purchased. This is equipment that is failing. Sharon French reported this will come out of the Reserve Account.
- What is the update with our caretakers? Jeff Witkins reported they are not renewing their contract at the end of March. We are currently looking for individuals. We have a few people in line but not solidified yet. Darla Peterson will be working on a search.
- Will someone be on the property at all times after their departure?
- Patti recommended contacting Carroll Abbott, she has a very good list of questions that are important that are caretakers are aware of and that they answer. Patricia and Alex have been a blessing to us. I do not care to see CORA go downhill because we have lost them.
- I would like to continue to have the Board bring this up at the meetings, so they know the status.

Cindy Pacheco SN115

- Since end of year has been taken care of for payments and refunds to different people who needed refunds, can we start paying on our bill for September. Patricia indicated it is up to the Board if CORA wants to receive early payments.
- Cindy wants to be able to make payments into her account and receive a credit on her account so that when it comes time for the bill, there are funds to pay it. Paul Innes recommended going to your bank to set up an account to save the money. Sharon French feels it would be a logistical nightmare that would create a lot of extra work receiving monthly payments from CORA owners. Patricia recommended setting up a separate account if we were to do this.
- Will you be looking to replace Richard Tutor? Jeff Witkins reported the Board has been talking about it.
- Cindy reported the Vice President position needs to be posted for 30 days.

Mike Oborny is looking at posting a weather site link. This was for personal, not commercial, use. Mike will monitor this website. Would like to use this weather site for CORA's website.

Jeff Witkins would like to see a camera set up so people can see the weather conditions at CORA.

Shandel Winchell made a motion to adjourn. Paul Innes seconded the motion.

The meeting was adjourned at 6:56pm MST.

Darla Peterson, Secretary
CORA Board of Directors