

CORA Campground of the Rockies – General Board Meeting 11-15-23  
**Conference Call: (202) 926-1160 Access Code: 889145# 10/18/2023**

Attending:

Glenn Mayeux, President  
Richard Tutor, Vice President  
Shandel Winchell, Treasurer  
Darla Peterson, Secretary  
Jeff Witkins, Member at Large  
Sharon French, Member at Large  
Paul Innes, Member at Large

President, Glenn Mayeux called the meeting to order at 6:06 pm MDT

The meeting started with the Pledge of Allegiance.

Introductions of Board members

- Glenn Mayeux CS41
- Shandel Winchell DSP65
- Richard Tutor SN91
- Jef Witkins – CS33
- Sharon French DSP 15-16
- Paul Innes – SN245

All future meetings will be held on Zoom.

The October 18, 2023 meeting minutes: Paul Innis moved to approve the minutes as written. Jeff Witkins seconded. All in favor – unanimous vote.

**Care takers report - Patricia De La Cova**

Invoicing – 11/25/23 after 30-day payment period – a notice of delinquency will be sent out. Notice will be posted at owner's property. We are required to post the notice at the property, and they have 30 days to make payment in full. After 12/25 – will be turned over for collections.

12 invoices for \$1,168.05

Dues invoicing outstanding 33

Late fees - \$875

Five Short pays

Tax lien sale – due January 1 from previous year. Pay in 1 or 2 payments. First payment due 2/28/24 then 6/15/24.

Delinquency sent 7/1/23. 11 members with unpaid property taxes. Do not contact CORA, done by Park county.

Fire wise – the application has been renewed, and a certificate of good standing has been provided.

Holiday decorating has begun. Holiday Hours – closed Wednesday & Thursday 11/22 & 11/23. Normal hours will resume on Friday 11/24.

**Alex De La Cova**

Finalized fall season shutdown. Shutdown water with a different process. Winterized 2 service centers in advance when shut down. The last one was down before shut down. Went smooth. Allowed sewer plan from summer to winter with a

gravity feed system. Noticed there was a clog with wet wipes. Unfortunately, they do not process well in our rural sewer system. Please refrain from flushing anything other than what is in the stalls. Sludge removal – will check on this. Purchased oil to change in boiler pumps. End of season – got equipment put away. Regular maintenance on all equipment. Chevy truck – new tires. Brakes, wheel bearings & shocks done this fall. Need new windshield coming. Bathroom heater has been giving issues. Replaced blower fan. Switch is now failing. Difficult finding parts with a 1978 furnace. We should look at budgeting in a new furnace.

Christmas – added a lot of new lights.

Road widening: Alex has been working on a few things including cutting the road to see if we can prevent from building retention wall. Windy point is finished. Been removing trees & branches in the road.

### **TREASURER’S report – Shandel Winchell**

Investments with Edward Jones – reserve \$585,885

We transferred \$150,000 into 4 month CD at 5.08% and will make about \$2,500.00

As of October 1, 2023:

Total Receivables \$73,812.00

Total current assets \$1,070,844.00

Total liabilities \$37,731.00

When reviewing past due accounts, we noticed past dues over 90 days. There are only 2 at this time equaling \$10,000. Both properties are in foreclosure status.

Shandel has been reviewing all contracts with all vendors. Insurance is due 1/1/24. We are collecting bids from a minimum of 3 individuals.

Waste Management – March 2023 rates were raised from summer fees of \$1750/mo to \$2350/mo. Winter fees have increased from \$350/mo to \$450/month. No contract was signed in the past. Waste Management stated in March a verbal agreement with a former sales person with new rates was made, but no contract was signed. We will be researching rates.

### **FACILITIES – Richard Tutor**

Broken Sidewalk work order. Fixed at the club house.

Fire mitigation – signed a document today with Timberline to do mitigation. They quoted the same price as last year. We are firewise certified.

Boiler room – waiting on contractors.

New Electric grid modification policy – power upgrades in CORA. For legal reasons and responsibilities, we made a change that any electrical service to a property to upgrade from 30 amp to 50 amp service needs to be performed by a Colorado licensed electrician and they must provide a copy of their liability insurance to put on file before service can be performed. Owners will need to complete the structural policy located on CORA’s website and turned in to the Board for review and approval. The same process will need to be followed for any construction work. Forms need to be completed, reviewed by the Board and approved before any work can be completed in CORA.

### **Committee Reports**

Social – The O’Donnell’s & Wingert’s are handling the committee.

- Shandel reported on committee funds with Collegiate Bank. Three people are on record that can make changes. Only one is alive and around. The bank must have written authorization to release the funds to us. Shandel is working on this.
- The Social Committee will begin meeting in May 2024.

Finance – no one attending

Budget – Carol in attendance. Nothing to report until May 2024.

Compliance – no one attending

Welcome to our World – Susan reported there is nothing to report until May 2024

Internet – Mike Oborny – not in attendance (if any changes are made to CORA members' property, any money collected will go to the internet committee). CORA is collecting a \$50 installation fee (as reported by Alex). The balance is currently at \$175 per Patricia de la Cova.

#### **OLD BUSINESS**

Road widening – previously discussed

#### **NEW BUSINESS**

Social Committee funds require to be transferred. This will be done before the money is turned over to the State. CORA insurance is being modified. We will be adding Nick onto the driving policy so that he can travel off of CORA property with a CORA vehicle

#### **OTHER**

Richard Tutor –Zoom meetings will be held from this point forward. A notification will be put out with a call in number.

Shandel Winchell made a motion to adjourn the meeting. Jeff Witkins seconded the motion. All approved. Meeting adjourned at 6:33pm MDT

Darla Peterson, Secretary