

CORA General Board Meeting Minutes

December 20, 2023 – via Zoom

Attending – Board of Directors:

Glenn Mayeux, President CS41
Richard Tutor, Vice President SN091
Shandel Winchell, Treasurer DSP065
Darla Peterson, Secretary CS36
Jeff Witkins, Member at Large CS33
Sharon French, Member at Large DSP015
Paul Innes, Member at Large SN245

Attending – CORA Members:

Ken Pacheco SN115
Cindy Pacheco SN115
Pat & Patti O'Donnell DSP3
Jay Talley DSP041
Doug Peterson CS36
303-913-8180
John Tidwell SN19
Alan Buck SN004
Garry Galenza SN202
Tom Bloom CS52
Susan Steve Ty CS38
Judy Brown DSP50

Tom W3TOM

Ronald & Patricia Chichester CS42
Alex & Patricia De La Cova
Michele Carroll DSP1
Carol Abbott CS14
William Smith DSP055
Mark Chambers SN090
Mark Schofield CS01

President, Glenn Mayeux called the meeting to order at 6:05pm MST

The meeting started with the Pledge of Allegiance.

Glenn Mayeux requested each Board member introduce themselves. Each member did so. Names and lot number(s) are listed on the first page of the meeting minutes.

Glenn Mayeux asked for approval of the November 13, 2023 Board meeting minutes. Shandel Winchell made a motion to approve. Richard Tutor seconded it. Unanimously approved.

Patricia De La Cova – Office Caretakers Report

- Dues delinquency notices were sent 12/8/23. This includes the past due balance, 8% interest fee and applicable late fee of \$35 as well as the cost of mailing (\$8.56). A copy was posted on the owner's property. Property owners have 30 days to make payment in full by January 8, 2024. After that, they will be turned over for collections. Contact the office if you are having trouble making your payment. We have payment plans available.
- Current Electric Invoices Outstanding: 8 Invoices totaling \$1052.18.
- Current Dues Invoices Outstanding: 15 Invoices totaling \$13,046.18.
- Late Fee Only – 14 Outstanding: \$490.00
- Short Pays – 4 Invoices \$80.19
- Payment Plans – 1 Invoices \$788.00
- 2023-2024 Outstanding: \$15,456.55 still due
- 2022-2023 Outstanding: 3 Members Totaling \$12,347.30 - 1 payment plan and 2 Foreclosures.
- Cleaned up the accounts in QuickBooks.
 - o 17 accounts either had a balance due or refunds pending dating back to 2012
 - o All old accounts have been reconciled and some refunds sent to members
- Broken Gate – Current Status of Sheriff's case:
 - o On November 18, 2023 uninvited guests entered the property of CORA by using a gate code. They repeatedly entered codes and found one which opened the gate. When leaving, they were unable to remember the gate code they used to enter the property. They forcefully opened the gate by hand causing the gate to snap and break in several locations. Temporary repairs were made to secure the property. Camera footage was monitored and all but one party has been identified. Apologies have been received from two of the four individuals who have offered to pay for the damage.
- Holiday Hours
 - o Christmas: Closed Sunday, December 24 and Monday, December 25
 - o New Years: Closed New Years Day
- Merry Christmas and Happy New Year

Current foreclosures. There were sales in November. No update on the sales. This should allow us to recover ~\$11,000 between the two foreclosures.

Alex De La Cova – Facilities Caretaker Report

- CORA is receiving wind and snow. The last snowfall was 6". The coldest temperature so far has been -17 degrees. There are a few spots on the road that do not see much sun and allow it to be very slick. Be careful driving up to the top.
- The cold winds have limited our outside work i.e. adding Christmas Lights. Alex has recommended a Christmas Lights Committee be formed in 2024. CORA receives very nice comments from town.
- In December we focused on equipment changes. This month there has been a huge focus on the tractor: changing fluids, cleaning quick disconnects as well as a degrease, clean & waxing the tractor. Waiting for parts from the dealer.
- The bubbler parts at the sewer plant were serviced again this year. The oil was still in good condition and showed no signs of metal shavings or any other deficiencies.
- In November I mentioned there were problems with the furnace in the men's bathroom at CS bathhouse. We spent over \$100 on parts and spoke with the manufacturer. Original parts have been discontinued. The motor struggles getting started at times. Recommend bringing in an HVAC company to replace or repair the unit.
- During December, we experienced young kids who damaged the entrance gate. Alex now has the gate functioning with temporary repairs the same day the event occurred. A big thank you to the members who assisted with the repairs.
- Alex would like to start scheduling the annual service of the pool boiler. Every year the pool boiler is serviced and cleaned professionally. They use a special gas that releases the suet that propane creates on the heat exchanger. This allows the burners to reach the heat exchanger and becomes efficient in heating the pool. Due to the cold water that comes out of the ground when we start the season, it creates condensation on the heat exchangers, and it develops suet. Suet is our enemy and last year we changed the orifices on the boiler to limit the suet production. Overall last year was the boilers' best performance with zero overheating issues or downtime.
- Merry Christmas.

Shanel Winchell – Treasurer Report

- Investments with Edward Jones our reserve funds \$557,876.00
- Our 4 month CD \$150,000 at 5.08% and will make about \$2,500.00
- Total receivables \$34,078.54
- Total current assets \$\$1,031,012.14
- Total liabilities \$37,469.56
- The CD is still the same – renews January 2024 \$250,000 (locked up until January 2024)

Shandel reported there have been a lot of problems with Collegiate bank being slow with processing. We are looking at changing to a more current bank which would help with deposits.

Richard Tutor – Facilities Report

- Heading up to CORA next weekend to discuss – problem we have is that we do not have a lot of HVAC people in the area.

- Work out a plan for the furnaces in the bathrooms, work on the boiler, sewer plant (Jeff can bring a part up).
- Gate issue – Patricia researched some replacement gates. At next month’s meeting, we will discuss purchasing a replacement gate. We will be reimbursed from the individuals who destroyed it. Jeff reported that the kid offered to reimburse CORA. Jeff wants to go through the courts so that they are not allowed back on the property. If we do not go through the courts, law enforcement does not have a way to enforce it if they enter the property again.

Cindy Pacheco SM 115 asked, “What is happening with the gate.” One of the member’s son has a girlfriend and brought people up to CORA. There was damage to the member’s trailer but nothing else except for the gate.

COMMITTEE REPORTS

Social – Patti O’Donnell – we have been discussing setting up things like potlucks at least once a month, pickleball tournament, cornhole tournament, ATV group will do something together. The group feels it is important to get the people on the upper level involved. She will go up to S&N and call upon the people to see what it will take for them to come down and join us. We are waiting for spring to arrive.

Finance – no report

Budget - Nothing to report. Put out a request in April.

Compliance – no report

WOW – no report.

Internet – no report

Old Business already discussed

New Business

Alex De La Cova reported CORA had a fire inspection completed by the Fire Department on December 20, 2023. They provided a write-up relating to S&N. The group was there for 30 minutes and talked with Alex. Their only concern was excessive firewood in S&N. Certain lots have a lot of firewood. They asked if Alex could minimize the piles. Some of them look like they had been there for quite some time. CORA can use any excess firewood if you care to donate. Richard recommended posting on the Website and Facebook page. The Fire Department wants us to reduce the amount of firewood. DSP, RGS, S&N, will take all donations. Think of how a fire starts and how it will spread. Please provide your lot number, and we can help move the excess wood off your property.

Alex – There was a scheduled visit by Black Cat Sewer (sewer pumping company). This has been put on hold due to a family emergency in the company.

Richard Tutor reported on the pump being rebuilt. We will be picking it up as it was not being rebuilt. We will retest to see how it works then determine if it can be repaired or if we need to purchase another pump.

Michelle Carroll DSP1 – thanked the Board for introducing themselves at the beginning of the meeting. “The last time I was a part of the meetings was after the election. How did they come to be Board members?” Jeff Witkins reported those not listed on the ballot were add on’s on election day.

Shandel – since this is new to Zoom, if you could announce your name and lot number, it would be helpful.

Glenn Mayeux adjourned the meeting at 8:46PM