

CORA GENERAL BOARD MEETING

OCTOBER 16,2024

Attending:

Cindy Pacheco, Vice President SN115

Darla Peterson, Secretary CS36

Bill Brown, Facilities Director DSP86

Board Members Not Attending:

Glenn Mayeux, President CS41

Shandel Winchell, Treasurer DSP65

Mike Bell, Member at Large

Employees Attending:

Amber Bacca, Office Coordinator

Members Attending:

Lori Kliethermes SN86

Jay Talley DSP41

WJ Smith DSP55

Brad DeSandro SN164/SN165/SN166

Don Newton DSP85

Carol Abbott CS14

Greg Goldsmith

Tom W3TYOM

Sharon Blankenship DSP25

Tom & Debbie Abernathy DSP56

Cindy Pacheco, Vice President called the meeting to order at 6:04pm MST

The meeting began with the Pledge of Allegiance

Cindy introduced all Board Members

Please hold all comments until the end.

A motion is needed to approve the board meeting minutes. Darla Peterson made a motion. Bill Brown seconded the motion. Unanimous approval.

Amber Bacca – Office Report

- Payments on dues and electric bills. Trips are being made to the post office multiple times a week Everything received through the weekend was processed. Amber is emailing receipts when payments are received. The data that is currently on owners is in three separate files and is not consistent between the three files. She will be combining data and cleaning it up. Emails are being sent when payments are being sent.
- We have switched to fall hours for the office. This will be in place until 11/1/24. Terena will be in the office from 8:30-12:30 on Tuesdays. Amber will be in the office: Beginning 11/1/24 will switch to winter hours 9am-1pm on Tuesday and 9am-1pm Thursday – Sunday. Amber is checking emails and calls throughout the week and ensures things are addressed by the end of the week.

- Amber would like to thank the owners who have been coming around the last few weeks expressing their gratitude for how things were run this summer. We greatly appreciate it.

Treasures Report – Darla Peterson on behalf of Shandel Winchell

- The gate was completed, and the remainder was paid in September for \$20,909.54.
- We will be moving our amount designated to reserves for this year per our budget of \$50,000 into our Edward Jones money market which is earning 4.75%
- Total amount of dues received is \$320,006.74
- Dues & Collections
 - o All invoices for electricity and dues were due October 15. We have a 10 day grace period before late fees are implemented which would be on October 25.
 - o Reminder Notices are postmarked on 10/25 for dues and electricity with a revised invoice showing that a late fee of \$35 applies. The due date is 30 days from the postmark.
 - o Late fees can only be waived when the postmark date of payment is prior to the end of the grace period for payment due date which is October 25.
 - o Delinquency Notices are sent out on November 25 for dues and electricity with a revised invoice showing that interest fees (8% a month) and postage. An additional 30 days will be given for the payment.
 - o On November 25, copies of delinquency notices will be posted on the property owners' property (on door of RV or electric pedestal). A certified copy mailed to the owner, and a first-class envelope mailed. After December 25, the 30 days have passed and still no payment, it will be sent to collections. After it is sent to collections, 100% of the communications will be through the attorney. The office and Board cannot speak to the member regarding the invoice, per the law and governing documents.
- Amber wants to stress the grace period is for 10 days. If we receive your payment or postmarked by 10/25, we will not assign late fees to you. If you want to pay electronically, I need to receive a written request for this. Email the office with the written request. Please email the manager.cora@gmail.com. She must then create a separate item for electronic payment. There is a 4% processing fee on electronic i.e. \$37.61 for a S&N payment to cover dues and electric bills.
- We now have all 3 employees (Bill C, Terena and Amber) who are all certified to dispense propane. Hours have been expanded to filling daily. We will fill at any time if you leave your tank there. We will ensure all tanks are filled by 2:00pm.
- Report as of September 30, 2024
 - o Total Bank Accounts \$872,512.09
 - o Total Accounts Receivable \$320,006.74
 - o Total Assets \$1,584,751.17
 - o Total Liabilities \$94,992.63

Facilities Report – Bill Brown

- The gate seems to be working properly. Mike Oborny, Bill C and Bill Brown have been working very hard.
- We found out the pool spider cracks have a one-year warranty from previous repairs (in 2020). There is one major crack. They are going to get back with Bill ASAP.
- Boiler Room – one boiler is installed, and everything laid out to install the second one.
- The backhoe is now running. It leaks a lot of hydraulic fluid. We have to make a decision on if we want to continue with it or sell it and buy a backhoe attachment for the tractor. No idea about the cost yet.
- Electrical work was completed on the control panel. Our next project is to pump out the remaining tank.
- Bill C is proving to be a very professional caretaker.
- We are moving along very nicely with multiple projects.
- Darla Peterson asked about the cost of the sewer repairs. The electrical repair was about \$10,000. We have 17 bubblers that need to be pumped out. We will access the tanks to check on their condition. We will probably

have to resurface with a different type of paint. About 35 cents a gallon to pump. Estimate about \$90,000-\$100,000 to complete the project. We are hoping to come in under \$200,000 total cost. It all depends on the condition of our remaining tanks to pump out. We will make it an automated system so that the screen catches all the foreign projects. We hope to have that completed which as well will be an additional cost. At 35 cents a gallon at 16 tanks which would be about \$90,000. Each tank is about 8,000-10,000 gallons. Then we have to look at resurfacing each tank if needed. Rafael, our caretaker before Alex, had some tanks redone. We do not know the condition of the tanks.

- Need the Board's okay for the work we have scheduled. i.e. draining the tank and then Velocity coming in to resurface the tanks. The Board will need to vote on this.
- The road to SN has been drained. We decided not to bring in the other company to do grading. We felt that it would not benefit us due to winter conditions. We will look at this again in the spring. It has improved somewhat.
- Fire mitigation – Rich Lofton has his people almost have 5 acres completed. We are waiting for the ok to continue again due to the dry conditions. We must do 15 acres as only 5 was completed last year. Almost five acres are completed currently. The second five acres will start after the ban on using the chainsaws.
- Amber did report that Bill Brown has been at CORA working 7 days a week on facilities. A huge thank you for all your hard work to help get things set up in the right direction for the winter months.
- C&S men's heater has been repaired. It was installed last Thursday.
- Everything has been winterized for S&N.
- Trying to get drainage area around clubhouse and locker rooms finished. They have to dig it up. Bill C hopes to start on that sometime this week. Bill Brown will return to CORA in another week to help Bill C to continue getting these projects completed.
- Darla reported the campground will still be up and operational during the sewer repairs. Jeff will report further on this status.
- Several of our tasks have issues. Some of the PVC pipe is broke. We are not sure how much repairs need to be done on that as well.

COMMITTEE REPORTS:

Social – Patti O'Donnell not in attendance

Finance – Larry Kupke, not in attendance

Budget – Carol Abbott – nothing to report. Will start requesting participants for the budget committee in April 2025.

Compliance – No one set up

WOW – Sue Eccles, not in attendance

WIFI – Not in attendance

Cindy Pacheco reported there have been complaints from members about the new gates and keypad codes. Remember that the number is your lot number and normal code. Use the lowest lot number and your usual code. Do NOT use the pound sign or zeros before your lot number. Please call the office if you experience difficulties entering the gate with the new code format.

Dumpster Service has now been shut off at S&N. Dumpster service is still going on down below. Please do not leave items by dumpsters because of bears.

MEMBER QUESTIONS:

Carol Abbott –

- Bill talked about the boilers in the boiler room. Who is doing this? Bill Brown reported he and Bill C are replacing. Our budget was \$15,000 and we have spent \$2,000. There is no permit requirement. Park County does not require a permit. They are not boilers but are 100-gallon water heaters that are commercial grade. We

are replacing the old water heaters and using existing water and propane lines. There's nothing out of the ordinary that we have done.

- When you increase the flumes, depending on the size that comes out of the water heater, you have to increase it. Bill Brown reported what has been done is the water heater has an outlet for the heat from 6" to 8" to a main access to the roof. We are not required to increase the size more than it is. We took away the furnace from the main system. We could eliminate part of our exhaust system on that.
- What about water coming into the room since we are increasing the size of the boilers. Bill Brown indicated these are not boilers but water heaters. The boilers are what runs the pools. It is a different adaptation since we are only using 100 gallon water heaters. They are slightly bigger and commercial grade than what we are replacing (which were also 100-gallon tanks). It is a 6" to 8" increase. We found that the propane system monitor was being shut off because the emergency generator was being blown into the boiler room. We have eliminated this and created a separate vent. We separated the water heater from the furnaces to have two different exhaust systems.
- Tom Abbot: when combustible air comes into the room. Has this been expanded? If something, our insurance will not cover it. Bill Brown indicated we have exhaust fans in there blowing out air. We have two on the cold side set up automatically to engage if there should be a problem.
- Cindy Pacheo – we had 100-gallon water heaters in there before. We simply put in two new 100 gallon water heaters that are a little bit higher in grade in manufacturing (commercial grade water heater). Previously we had house-grade water heaters. The new ones are much more efficient. They have automatic pilot lights. We have no problems with the exhaust on the water heaters themselves as they are integrated into one flu. We also have a system that controls the exhaust going out. If it is too much, they automatically slow it down to restrict the amount of exhaust. The new system is going to be well within the insurance regulations.
- Carol Abbott – some things previously where the airflow was not sufficient enough and the ventilation was not sufficient. Maybe this is something to be mindful of as we had issues with the previous systems. Bill C has 30 years of experience with plumbing, electrical work and boilers.

Carol Abbott –

- The pool is under warranty relating to new repairs. Is there any possibility to get an extended warranty added? We are thinking of the high altitude and harsh winters. Bill Brown indicated this will not happen as they will give us one more year on the current warranty. As far as them extending the warranty or us buying, I would need to ask about that. The plus side is that we do not have to resurface the entire pool which was going to cost us \$40,000.

Carol Abbott

- A recent email talked about upcoming meetings. Monthly meetings are held on the 3rd Wednesday. Starting in June as well as July and August it will be held on the second Saturday and onsite.

Darla Peterson made a motion to end the meeting. Bill Brown seconded the meeting.

Meeting adjourned at 6:52pm MST