

CORA GENERAL BOARD MEETING MINUTES

November 20, 2024

Attending:

Glenn Mayeux, President CS41
Cindy Pacheco, Vice President SN115
Treasurer, Shandel Winchell DSP65
Darla Peterson, Secretary CS36
Bill Brown, Facilities Director DSP086
Mike Bell, Member at Large SN251

Employees Attending:

Amber Bacca

Members Attending:

Sherri Heronema
Greg Heronema
John Tidwell SN19/DSP67
Judy Brown DSP50
Cheryl Darling SN34/35/49
Jay Talley DSP041
Tom & Debbie Abernathy DSP56
Delles Schneider RGS 27
Sharon French DSP15 & DSP16
Barb Rollo SN84
Brad DeSandro SN165/165/166
Rich Lofton CS34
Phil Hughes & Vickki Rodgers
Wendy Zoller
Carol Abbott CS14
Jeff Witkins CS33
Shauna Lofton CS34
Ken Pacheco SN115

Glenn Mayeux called the meeting to order at 6:02pm MST

The meeting began with the Pledge of Allegiance

Shandel Winchell made a motion to approve the previous board meeting minutes. Cindy Pacheco seconded the motion. The minutes are approved as written.

TREASURER'S REPORT – Shandel Winchell

Total Bank Accounts \$1,056,847.91
Total Accounts Receivable \$59,678.30
Total Other Current Assets \$112,092.85
Total Current Assets \$1,228,619.06
Total Fixed Assets \$280,067.49

Total Assets \$1,508,686.55

Total Liabilities \$56,275.75

Total Liabilities & Equity \$1,508,686.55

Total outstanding amount on 57 lots \$44,159.84

There will be fees accruing for the 57 lots. Hoping payments will be received by December 4, 2024

The biggest expenses in October were paying off the fences (\$29,909) and fire mitigation (\$7,333)

OFFICE COORDINATOR – Amber Bacca

- Emails were sent indicating the number of lots behind on payments. A lot of emails have been received indicating people had paid. When emails are sent out, they are sent to all owners. If you have not received a separate email with late fees, you are paid in full.
- As of Sunday, November 17, there are 40 lots still outstanding. Some are lots that have not paid the late fees. Separate statements have been mailed to owners indicating late fees. The last round is due by December 4. Interest will then incur, and a delinquency notification will be put on the lots.
- Amber appreciates everyone providing their profile data. Sixty-six responses have been received with the latest email. Data has been updated for every owner in six different places. Please also provide emergency contact information. A list is also being created with the address and lot number for first responders.
- Amber received 11 responses requesting gate key cards. They will be processed as time permits.
- Amber will be emailing each lot owner, who requested a gate key code, with notification when the gate key has been mailed. Owners are not required to have a gate card. It is voluntary and easier to use the card as compared to inputting your code.
- Sewer System – please do not put flushable wipes in the toilets. An email has been sent out with the items which cannot be flushed. Please limit your usage of the sewer systems during the period from November 17 through December 1.

FACILITIES - Bill Brown

- Sewer system repairs have started. The tanks have been pumped. They are starting to clean them. They will be sprayed and any necessary repairs performed. Everything is proceeding as planned.
- Bill Chmielweski has returned to work after bereavement leave.
- A culvert needs to be replaced on the switchback. We may need to wait until spring to replace it. RORA will be providing two culverts to CORA. We believe we can perform the replacement on our own.
- The roofs on service centers are in dire need of repair. Inspections will need to be completed, and quotes obtained. We may need to wait until next spring to do this.

COMMITTEE REPORTS

Budget Committee - Carol Abbott – will not start up until Spring 2025.

Internet - Delles Schneider nothing to report

Finance – Sharon French – trying to determine who will be heading the committee

Glenn Mayeux reported Bill Chmielewski's mother passed away. He has been out for a week and a half due to her passing.

Open Floor for Questions from Owners

Sharon French – is there any progress with getting reimbursement from the damages to the gate. Glenn reported he is working on this.

Rich Lofton reported there are a lot of projects being completed

- The metal roofing inside and along the back wall at the Clubhouse, around the wood burning stove, is being worked on. The propane heater was removed.
- Culverts – set up with RORA to get the culverts (they are 20' long). They are providing them free of charge
- Fire mitigation – should be done with the second five acres within the next week or two. Carol Abbott asked where the wood is going to which has been cut down. Rich reported all the branches will be chipped. The logs are being cut up for firewood which is being donated. Some has been given to Amber Bacca. We will be cutting timber for the owners. Logs are piled in the bottom by C&S. They are being piled and will be utilized in the property. Will be used to make benches and picnic tables in the campground.

Jeff Witkins

- McDonald's Farms is on the property pumping out the tank.
- Velocity will be on the property next week to replace the pipes.
- The screen is supposed to be catching all the wipes but it is not. This will be looked at.
- For the next two weeks, we have capped off the bubblers. Every time we fill the tank, we have to pump it out. The least amount of time the sewage system is used, the less it will cost CORA.

Cindy Pacheco made the motion to end the meeting. Bill Brown seconded the motion. Meeting adjourned at 6:39pm MST

Darla Peterson, Secretary
CORA Board of Directors