

CORA – General Board Meeting Minutes

January 15, 2025

Attending:

Glenn Mayeux, President CS
Cindy Pacheco, Vice President SN115
Shandel Winchell, Treasurer
Darla Peterson, Secretary CS36
Mike Bell, Member at Large SN35
Bill Brown, Member at Large

Employees:

Bill Chmielewski, Caretaker
Amber Bacca, Office Coordinator

Owners:

Jeff Witkins CS33
Cheryl Darling SN 49
John Tidwell SN19/DSP67
Sharon French, CS
Brad DeSandro,
Rich Lofton, CS
Jay Talley,
Carol Abbott, CS
Tom & Debbie Abernathy DSP56
Mark Schofield CS1

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 December 2024 meeting minutes. Cindy Pacheco seconded the motion. The December 2024 meeting minutes were approved as written.

OFFICE COORDINATOR - Amber Bacca

- Owner bill payments: There are 26 invoices that are outstanding for 18 lots. This equals \$10,630.44. This is much better than last month. Two are under payment plans. One additional owner wants to set up a payment plan. Outstanding owners who have not made arrangements will be contacted by Amber.
- Gate key card requests: As of 1/14/25, Amber was caught up. She would like to encourage everyone to order their card now when there is more time to prepare them.
- Amber has been working on cleaning up owner data. A request was sent a few newsletters ago for owners to submit a form updating their contact information. She has received 105 replies. She has completed 86 of those requests. Amber will be sending another request to complete the form. This is very critical in order to be able to communicate with owners.

TREASURE'S REPORT – Shandel Winchell

- Collegiate Peaks operating account 12/31/24 \$356,239.92
- High country Office \$3,805.43
- High country savings \$2,892.81

- Edward Jones \$586,546.43
- Edward Jones operating \$75,597.67 earning 4.5% interest
- Total Bank Accounts \$1,024,415.02
- Accounts Receivable \$14,147.72
- Other Current Assets \$86,753.61
- Total Current Assets \$1,125,316.35
- Fixed Assets \$248,107.59
- Total Assets \$1,373,423.94
- Total Accounts Payable \$79,391.57
- Total Liabilities \$100,838.72
- Total Liabilities & Equity \$1,373,423.94

Sewer repairs:

- McDonald Farms \$74,000
- Velocity \$103,000 (but more expenses are expected to come)
- All of this is coming out of the Reserves

FACILITIES & CARETAKER – Bill Chmielewski

- Working on the items finished this past month
 - o There has been a lot of work completed on the Chevy plow. We still have some remaining work to do.
 - o Spent a lot of spare time in the owner's workshop.
 - o Repaired the exterior gate to the pool.
 - o Every Tuesday or Wednesday we perform snow removal.
 - o Frequently running to the pump house to perform inspections and ensure they are moving along with the sewer repairs.
 - o We have worked on the ceilings in the clubhouse bathrooms.
 - o There have been problems with the propane. We had to change a hose. We ran out of propane. Everything is up and running currently.
 - o In RGS, there were problems with the solar panels and extension cords going across the field. Animals are tearing them apart. Bill C feels we should bury the wires once the ground thaws.
 - o There were some Christmas mouse issues in the caretaker's home. The wall was torn apart and mouse remains were removed.
 - o All the light fixtures have been cleaned and bulbs have been replaced in the clubhouse.
 - o Bill and Jeff are creating a spreadsheet for the work orders.
 - o Created new security bulbs for the front to hold the blacktops down and open the gates freely.
 - o The fire mitigation is at a standstill due to the snow.
 - o The file cabinets in the shop have been purchased and replaced the locks.
 - o We are waiting on shower caddies and curtains. We ordered quite a few things for the service centers.
 - o We have repaired motion sensors around the garage shop. We do need additional sensors.
 - o We replaced and fixed the door on the Chevy truck and are working on the motor for the window.
 - o We seem to be constantly plowing snow drifts.

- **SEWER PLANT** - Jeff Wikins – presented a PowerPoint presentation
 - o The presentation is attached
 - o Plant Design – CORA Wastewater Plant
 - There are 6 tanks (Primary 1, 2, 3, 4, clarifier tank)
 - There are two leach fields
 - Gravity Field – for emergencies
 - Pump Field – handle the max load. We pump out of the wells to feed to the pump field.
 - Aeration System – which is what makes the material to consume the material.

- Tanks are cracking and oxidized. The life span on our current tanks was 18 years, and they have been used for 45 years. We have approximately 10 years left.
- Total current cost of repairs is ~\$200,000.
- We need to start budgeting money to replace all the tanks in the next 10 years. All will need to be replaced at one time. No one makes fiberglass tanks – only PVC. Currently the cost of replacing each tank is \$30,000 (with 4 total tanks to be replaced). The approximate cost of the tanks will be \$500,000.
- Carol – if we do the entire system right now, we will use almost all of our reserves. We need to keep money in the reserves in case of any other situation which comes up. There is a certain amount, by law, of reserves we need to keep.
- Mike Bell feels we should replace all 4 tanks now instead of waiting for ten years. There was a lot of discussion regarding the cost, the amount of money to keep in reserves, etc.

Cindy Pacheco asked if the fire mitigation group could remove a tree on her property. Rich reported the first five acres were completed. There's too much snow for them to work on any additional tree removals.

COMMITTEE REPORTS

- Budget – Carol Abbott – nothing to report

Mike Bell made a motion to adjourn. Cindy Pacheco seconded the motion. Meeting adjourned at 7:28pm MST

Darla Peterson, Secretary
CORA Board of Directors