

CORA GENERAL BOARD MEETING MINUTES
DECEMBER 18, 2024

Attending:

Glenn Mayeux, President CS41
Cindy Pacheco, Vice President SN115
Shandel Winchell, Treasurer DSP65
Darla Peterson, Secretary CS19
Bill Brown, Facilities Director DSP86
Mike Bell, Member at Large (not attending)

Employees Attending:

Bill Chmielewski
Amber Bacca

Owners Attending:

John Tidwell SN19/DSP67
Jay Talley DSP41
Judy Brown DSP50
Tom & Debbie Abernethy DSP56
Calvin & Lorraine Goin SN188/SN189
Levi Cook SN58
Don Newton DSP85
Susan & Steve CS38/39
Carol Abbott CS14

Glenn Mayeux called the meeting to order at 6:01pm MST

The meeting began with the Pledge of Allegiance.

Approval of November meeting minutes: Cindy Pacheco made a motion to approve the November meeting minutes. Shandel Winchell approved. The minutes are approved as written.

Office Coordinator – Amber Bacca

- Overdue owner dues
 - o There are currently 49 unpaid invoices with a total of \$22,277 outstanding for 28 lots that have not paid dues and/or their electric bill. Amber has been working diligently to clean up addresses for all current owners.
 - o 28 delinquency notices were sent out certified mail last week. Delinquency notices have been posted on owner lots as well.
 - o Please pay as soon as possible. Unpaid balances will be sent to our attorney for collection.
 - o Please contact the office with any updated email address or physical address.
- Key Cards have been processed. They will be mailed on December 19, 2024. Gate cards are not required but a nice convenience for owners. Gate cards are \$10/each and \$3 to mail. They can also be obtained from the office.
- Dry Storage
 - o It has been difficult keeping track of what is going on in dry storage. Owners are working with various individuals to place items in dry storage. It is necessary to keep Amber updated for billing purposes.

- We want to ensure owners have access. If notifying the front desk, it is easier to have someone from facilities meet the owners with advance notice.
- Construction Applications
 - Bill Chmielewski is assisting in reviewing and conducted final inspection of finished projects.
 - Applications are only valid for six months. If a project is not started within six months, it will be necessary to complete another construction application form.

TREASURER'S REPORT – SHANDEL WINCHELL

- 11/30/24
- Collegiate Pekar Bank \$365,278.80
- Edward Jones in reserve funds \$599,500.58
- Edward Jones operating \$75,330.70 (short term 5% interest) money was transferred to earn high interest
- Total bank accounts \$1,051,192.15
- Total accounts receivable \$31,239.82
- Current \$87,782.93
- Total Current Asset \$1,70,214.90
- Fixed Assets \$247,897.78
- Total Assets \$1,418,112.68
- Total Liabilities \$32,815.66
- Total Equity & Liabilities \$1,418.112.68
- Biggest expenses in November
 - Fire prevention – 5 acres completed for \$7,333 (1/3 of what is being completed)
 - Velocity (sewer repairs) ~\$60,000 in bills. We are going through each bill and auditing them to ensure things are not being incorrectly billed.
 - Liability insurance renews January 1, 2025. In 2024, the cost was \$24,000 but increased to \$29,000 for 2025.

FACILITIES – BILL BROWN

- End of Year Review
 - The Sewer Plant is not yet completed. Jeff and Bill Chmielewski have been working on this. It should be operational within the next 1-2 weeks. Jeff Witkins pointed out we are going to have additional expenses. We will need to replace tanks in 5-10- years. They will be approximately \$30,000-\$40,000 each and probably higher if we wait five years to replace.
 - The gate issues seem to be resolved. There was \$40,000 in expenses for the gate and repairs.
 - The Boiler Room water heaters have been installed. The cost is \$7,500 each (a total of \$15,000 for the two of them). Bill Chmielewski was able to install them himself for about \$2,000 with parts included. We were budgeting \$15,000 in installation costs so we were able to save about \$13,000.
 - We had a problem with the emergency generator that would push the exhaust into the boiler room which would then shut down. We blocked off the vents which has resulted in no additional issues.
 - The backhoe is running. We found that it is going to need to go into the shop in Colorado Springs and have quite a bit of work completed on it. There are cylinders leaking. It needs new tires. It will need to be hauled to the shop on a flatbed. It could cost \$5,000 - \$7,500 depending on the amount of work completed on it. The ignition switch had been hotwired in the past. It then burned up the starter motor. This has been fixed.
 - The garage was a mess prior to Bill Chmielewski arriving. The tools were not organized. New overhead lights have been installed. Bill Chmielewski & Rich have worked very hard in cleaning up the shop. Bill Chmielewski has also straightened up the shop office.
 - Next year we need to address the roof repairs on the service centers. Bill Chmielewski and Rich have inspected and taken photos of the roofs. We will need to budget to have the roofs replaced for each of

the four service centers. Next spring we will have contractors provide quotes. The SN service center ordered four cases of antifreeze to winterize. After review, we only used 1 case for all three units.

- We discovered the road, which has 2 culverts near the switchback, are plugged. We will need to dig them up with the backhoe. RORA has two culverts they will give to CORA. The cost of installation should be minimal.
- Over the year, we ran into 40-50 different types of repairs which need to be completed at CORA. We would like to put up another pole barn. No estimates have been provided.
- Bill Brown would request the Budget Committee consider purchasing a new service truck with a small winch with a snowplow attachment.
- Rich Lofton has provided a tremendous amount of assistance in the past few months.
- Bill Chmielewski
 - Rich Lofton has been a tremendous help to CORA
 - Doug O'Brian at CS was able to locate a truck part we were unable to find. The truck seems to be running since the repairs.
 - We repaired and replaced the exit lights (clubhouse), lamps, smoke detectors, etc.
 - There were issues with the dryers located in the clubhouse. Parts have been salvaged, and the dryers are now up and working.
 - We will continue making improvements as time permits.
 - Our next project is making door and roof repairs to the pool house. The gate getting into the area from outside needs repairs as well.
 - Will be working on the vent in the boiler room (needs to be vented through the roof).
 - There is mis-matched paint in the garage. We have been mixing and painting shop floors to eliminate the paint.
 - Need to work on motion lights around the garage. There was one light he changed 3-4 times. The snow fall is causing the lights to go out.
 - Will be going to service centers to determine what needs to be done i.e. painting, etc.

COMMITTEE REPORTS

- Budget – Carol Abbott: have a wonderful holiday
- No other committee reports

Glenn Mayeux reported all insurance reviews should be received shortly.

Shandel Winchell made the motion to adjourn the meeting. Cindy Pacheco seconded the motion.

The meeting was adjourned at 6:46pm MST

Darla Peterson, Secretary
CORA Board of Directors