

CAMPGROUND OF THE ROCKIES – GENERAL BOARD MEETING
February 19, 2025

Board Members Attending:

Glenn Mayeux, President CS41
Cindy Pacheco, Vice-President SN115
Shandel Winchell, Treasurer DSP65
Darla Peterson, Secretary CS36
Jeff Witkins, Facilities Director CS33
Mike Bell, Member at Large
Bill Brown, Member (Unable to Attend)

Employees Attending:

Bill Chmielewski

Owners Attending:

303-913-8180 SN188 & SN189
Judy Brown DSP50
Sharon French DSP15/16
Shauna & Rich Lofton CS34
Jay Talley DSP41
Brad DeSandro SN164-166
Kirsta SN140 (new)
Carol Abbott CS14
John Tidwell SN19/DSP67

The meeting was called to order at 6:02PM MST

The meeting began with the Pledge of Allegiance

Approval of Board meeting minutes from January 2025. Cindy Pacheco made a motion to approve the January 2025 meeting minutes. Shandel Winchell seconded the motion. The minutes are approved as written.

Glenn reported Amber Bacca is no longer with CORA. This happened approximately two weeks ago. Shandel and Cindy are covering all office related items. Jeff Witkins is handling issuing gate cards.

- Sharon French has not received her two gate cards which have already been paid for.
- Please let Jeff Witkins know if you have paid for your card but have not yet received it

Shandel is covering incoming emails for CORA. Work is lite right now with the winter months.

TREASURER'S REPORT as of 1/31/25 – Shandel Winchell

- Collegiate Peaks Operating Account \$228,997.62
- High Country Bank – Office Operating \$1,498.32
- High Country Savings \$21,883.08
- Edward Jones Reserve Funds \$595,620.24
- Total Banks \$923,168.68
- Total Accounts Receivable \$6,043.34
- Total Current Assets \$1,015,965.63

- Total Fixed Assets \$248,107.59
- Total Assets \$1,264,073.22
- Total Liabilities \$19,771.66
- Total Liabilities & Equity \$1,264,073.22
- Last month we had \$6,000 outstanding as of December for debts owed. We received a payment. There are four lots that are outstanding for a total of \$3,000 owed.
- The septic system bill was \$92,000 which hit the books in January. There is another part of the bill due (\$75,000) which will show next month. All the payments are coming out of reserves

CARETAKER REPORT: Bill Chmielewski & Jeff Witkins

- The sewer repairs are complete!
- Tank one is 1/3 full. The tanks are beginning to show their age. They may have ~10 years left on them. The budget committee has been asked to start preparing for replacement.
- New boilers are installed
- There has been work completed on the chimney and drywall which were leaking.
- The Wi-Fi coming from the solar panel was put in conduit. Coyotes were chewing on the lines.
- New shower curtains have been purchased and are being installed.
- Recaulking is being completed and grout is being sealed in all service centers.
- Bill C & Rich Lofton have been working on the owner shop. Walls are insulated and a new ceiling has been installed.
- Draining has been worked on for the switchback. The box blade has been used to drag the road to remove the gutter.
- Service center roofs are on hold until Spring. We want to install metal roofs.
- Fire Mitigation – there are 15 acres to do this year. Five are completed. They are going between the archery range and SN road. Work has stalled due to snowfall. We anticipate five more working days to be finished with the second piece. They will then move onto part 3.
- Work on service center B will begin February 20.
- Bill Brown will work on the backhoe situation. An initial quote was received for \$15,000. Bill Brown is looking into the backhoe attachment. Quotes range from \$5,000 - \$20,000. This is to be added to the Massey Ferguson.

COMMITTEE REPORTS

Finance Committee – Sharon French

- Asking who all wants to be involved on the Budget Committee.
- Shandel would like to sit in on the meetings.
- An announcement should be sent out asking for volunteers to serve on the committee. Shandel will reach out to Julia.

BUDGET COMMITTEE – Carol Abbott

- Nothing new to report.
- In April, Carol will send out an email asking who wants to join the committee.
- Meetings will start being held at the beginning of June.

Carol Abbott suggested an email blast going out to all CORA members indicating there is a change and Amber Bacca is no longer working with CORA.

The question was asked who will be planning an event for Memorial Day.

- Rich Lofton indicated he can assist in planning

- Our Office Coordinator was charging us overtime to work on planning social events. It would be nice if the social committee could handle these events.
- We are considering a French Toast breakfast Memorial Day weekend

Mike Bell made a motion to adjourn the meeting. Shandel Winchell seconded the motion.

The meeting was adjourned at 6:35pm MST.

Darla Peterson, Secretary
CORA Board of Directors