

CORA GENERAL BEOARD MEETING MINUTES

May 21, 2025

Attending:

Executive Board

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 SN35
Bill Brown, Member at Large

Employees:

Terena Mann, Office Coordinator
Bill Chmielewski, Caretaker

Owners:

Delles Schneider RGS27
Judy Brown DSP50
Jay Talley DSP01
Tom Paquette SN152
WJ Smith DSP55
Michael Lujan DSP2
Patrick Liles RGS36/37
Richard Lofton CS34
Doug Bradbury CS9
Ron Chichester CS42
Shauna Lofton CS34
Debbie Abernethy DSP56
Don Newton DSP85
John Salvatore 72
Brad Desandro SN164
Xuewei DSP42
Alicia Witkins CS33
David Medium SN283

Glenn Mayeux called the meeting to order at 6:03pm MST

The meeting began with the Pledge of Allegiance.

Meeting Minutes: Shandel Winchell made a motion to approve the minutes as written. Cindy Pacheco seconded the motion. The minutes were approved as written.

OFFICE – Terena Mann

- Snacks are stocked; ice in the freezer; and ice cream is in the freezer for sale.
- The gate is an issue for people who have not been onsite for a while. They are calling ahead of time asking for their new gate code. We are selling a lot of gate cards.
- All files have been reorganized in the office.
- Ice Cream will no longer be on the honor system. It will now exist in the office.

TREASURER REPORT – Shandel Winchell

- Balance Sheet as of April 30, 2025
 - o Collegiate Banks \$151,834.32
 - o High Country operation \$6,764.92
 - o High country savings \$5,885.54
 - o Edward Jones operation high interest \$76,608.08
 - o Edward Jones reserve \$446,965.83
 - o All bank accounts \$680,393.25
 - o Total current assets \$106,060.02
 - o Total all current assets \$783,608.21
 - o Fixed Assets \$268,107.59
 - o Total Assets \$1,051,715.80
 - o Total Accounts Payable \$24,778.61
 - o Total current liability \$30,690.20
 - o Total liabilities \$55,468.81
 - o Total liabilities & equity \$1,051,715.80
- The accounts receivable is doing really well. There are two past due accounts equaling \$613 – both are on payment plans. (The previous year we had to send five people to collections)
- We started the store inventory last year with a lot of options. We have been breaking even. It is not a money maker for us. We will keep providing items to help owners. Our biggest sellers are ice cream and ice.
- All documents are located on our website.
- Please submit any applications for projects for personal property.
- We have a big amount coming through for facilitates
- One owner asked how CORA has six properties? Cindy – when CORA started, as we grew, people would purchase lots and would then sell them. The six lots are owned by CORA. If someone was to come and want to purchase one, they could. Jeff reported that three of them are primary lots.

FACILITIES – Jeff Witkins

- Bil & Rich Lofton have been doing an amazing job at CORA.
- Jeff displayed a PowerPoint Presentation
- Water Status- May 18, Cat opened the water valve after receiving passing scores from the water testing
- A lot of work was completed in the restrooms:
 - o Piping was repaired properly
 - o Holes in the shower fiberglass were repaired properly
 - o Roof gromets were resealed
 - o Replaced broken mirrors, trim, caulking tile, repaired lighting, fans
 - o Painting stalls will take place during the summer
 - o SN bathrooms are open
- Swimming Pool
 - o Water was drained over the winter
 - o Power washing has been completed
 - o The pool opens Thursday, May 22, 2025

- The boiler is working great.
- The roads have been worked on for the summer. They are wide enough to have two vehicles side by side.
- One issue we are having is the road base was washed away by the switchback. This is clogging the drainage pipes. Drainage traps have been installed. Bill & Rich have built boxes that go over the area before the pipe
- Rich has welded a new drag tool to smooth the roads. The new Haro has worn down already.
- Speed bumps have not been installed yet this year. It is important to go slow on the roads.
- We have a new backhoe attachment coming. It goes on the back of the tractor. The tractor will be picked up May 22 to install the backhoe attachment and oil changed in the tractor.
- Dumpsters:
 - **Household trash ONLY!**
 - Crush boxes! No furniture. No large items. Rich pulled 15 lawn chairs out of the dumpsters.
 - Logs and branches go to the burn pit
 - Rich will be at the shop on Saturday, June 14 from 9am-1pm for scrap metal collection day. You can contact Rich to arrange a time to pick the items up from lots.
 - In the winter, trash is picked up every other week for five dumpsters
 - Trash in the summer is picked up weekly in all 10 dumpsters.
 - Cora's monthly fee of \$2,480 a month does not include extra for non-household items.
- Fire Mitigation
 - Ten acres are complete. The last five, to catch up from last year, are almost complete
 - When the fire wise community process started, we used to get funding from the state to assist with this cost. For the last few years, the state has not provided any funding assistance and CORA has been paying all the costs.
 - To meet the criteria, we must have 10 acres mitigated a year.
 - The mitigation companies are responsible for cutting, removal of all the timber, both fresh cut and dead fallen, and chipping all the slash at the end.
 - Some of the slash piles are chipped, but there is a lot to go
 - Some of the logs have been removed but there are still piles around.
 - Sawmill – Some of the larger logs are being kept to mill and used on projects on CORA property.
 - Jeff would like to replace all the wood on the benches. Replace the wood around the horseshoe and bocce ball pits. Building berms for water mitigation off the roads and try to save road base from washing way. Building better drainage away from buildings and off owner's property.
- Clean up After Yourself
- Bill Chmielewski reported Doug Gallegos, who is an owner of SN134, will be working as a part time replacement for Bill on his days off. Doug will be working three days a week.
- MaryJo is our new workcamper. She is staying at Service Center A at S&N
- We will need cleaners. Please refer anyone who is looking for a part-time job.
- Terena reported there are signs posted on each dumpster indicating what items are, and are not, allowed.

Darla

- We have hired two people
 - Doug Gallegos will work three days a week as a facilities assistant
 - MaryJo Hatchett will be working five days a week cleaning both up and down
 - We are looking to hiring a part time office assistant to work half days four days a week
 - We are also looking to hire a workcamper to clean two days a week

COMMITTEE REPORTS

- Finance – no report
- Budget – Shandel reported the first meeting will be held June 4. Carol Abbott sent an email asking for anyone else who would be interested in joining. Notify Terena with your interest so that she can post it.

- Compliance – no report
- WOW – no report
- Internet Committee
 - o Delles Schneier- will work at S&N on the internet issues. There may be outages.

Jeff reported there have been problems with the card reader at the exit. A new reader has been ordered. If you experience issues with exiting the property with the gate not opening, please contact the front office.

- The card reader was rebooted. There were several issues earlier today. Bill can assist when people are unable to exit due to the card reader. Mike Oborny feels the keypad is working properly.

Glenn reported Board elections will be held the end of the fiscal year (August). We will need to fill 2-3 additional spots. Without enough board members, CORA Inc. will not exist per the State of Colorado. If we do not have a full Board, we are handed off to the county for a management company to run. As a result, dues will increase significantly.

- Cindy will be running again next year
- John Salvatore asked how someone can run for the Board.
- In June, application will be sent to all owners. If interested, please complete the form and return it to Terena Mann. The names will go on the ballot and be voted on by August 30. People will run for a position on the Board. After people are voted in, the new Board determines who will hold which position.

Shauna Lofton thanked Rich & Bill for what they do at CORA.

Is there a mentoring program for people who would like to serve on the board but do not know what all it entails.

- Shandel asked to have the owner look at the website which provides a list of what each position on the Board does.

Mike Bell made a recommendation to adjourn the meeting. Jeff Witkins seconded the motion. The meeting was adjourned at 7:02pm MST.

Darla Peterson, Secretary
CORA Board of Directors