

CORA Board Meeting
Saturday June 14, 2025

- Board members
- Glenn Mayeux President CS41
- Cindy Pacheco Vice President SN115
- Shandal Winchell, Treasurer DPS65
- Darla Peterson Secretary CS36
- Michael Bell, At Large SN35
- Bill Brown Member at Large
- Cindy asked if anyone objected to recording the meeting. No one objected.

Glenn called the meeting to order at 10:10am

Glenn led the Pledge of Allegiance. Glenn then asked for someone to make a motion to approve the minutes. Cindy made the motion Michael Bell second.

Office

Terena, the office has new hours open Friday through Tuesday 8 to 5 closed 12 to 1 for lunch and closed Wednesday and Thursday. Propane, drop off tanks by 12 noon for same day service after 12 noon. It might be the next day. The guys fill the tanks when they see them at the station as they drive-by. You must put your name and lot number on tanks, so the office knows who to bill.

Wi-F if you need extra service, the office has a paper with the information on the website to go to to order the equipment that you will need when your equipment comes in you will come to the office and pay for it. You will then go to the website on the piece of paper to schedule your appointment. The office cannot schedule your appointments. All appointments are scheduled by the Internet team. You will not be able to schedule an appointment until you have paid for the equipment.

Gate when requesting a guest code, the code will be sent to you by email and the email is from my Q that is where the code is sent from. We are still having problems with people piggybacking, please take your time and put your code in. Construction apps, you fill out an app for electrical and plumbing. There was an issue with electric being turned off without notice. There are some owners that require oxygen and need to make arrangements for when the power is turned off. Social event calendar. The calendars are posted all over the place and are on the website. There are several events happening pancake breakfast, potluck dinners, bingo, and game nights on Tuesdays and much more. We have items for sale in the office. Things like ice cream, popcorn, chips and more. There is an extender to attach to your gate card. If you are unable to reach the card reader without getting out of your car. The question was asked about gate cards. What is the deal with gate cards? Terena answered it is \$10 for \$20 for \$40 for three max of three cards per lot. Question so you don't have to enter your code, just swipe your card. Answer yes, your code still works even if you buy a card. Guest codes you do not have to request a gate code for immediate family. You can give them your code, anyone else requires a guest code. If you do not want to give your family your code, you can request a guest code for them.

Treasurer's report-Shandel Winchell

- As of March 31, 2025
- Collegiate operating \$188,468.70
- High Country Office Operator \$ 1,995.76
- High Country Savings Operating \$ 15,884.86
- Edward Jones \$596,500.52. The bill for Velocity (130,602.) taken out of reserves
- Total bank accounts \$ 745,012.14
- Accounts Receivable \$ 3,883.46
- Total Current Assets \$ 848,957.10
- Fixed Assets \$ 248,107.59
- Total Accounts Payable \$ 15,407.44
- Total Liabilities \$ 45,932.20
- Total Liabilities and Equity \$ 1,097,640.60

We have the Cora website if you want to see documents past minutes and other things they are under the member login. You can go to the office but remember Terena and Bill are very busy. They have both been doing a great job. Question Sherri from S&N 64 she was seeing that there are lots for sale. She was asking if those lots are owned by Cora since there is a zero dollar amount next to them, are they future sales transfer deeds or what. Glenn Cora owns those lots. There are three of them. The reason we have not sold them is because of the incline. Larry Chiuppi DSP 24 the county will not allow us to sell those lots. They were not part of the original 513.

Facilities

Bill C. had to do some minor work in the past week on the gate. It was minor upgrades.

Things are up and running now. Camera upgrades had to replace some things in the pool area. Going to be adding more cameras to the shop area.

They came in recently and finished up the tree trimming around the power grid as far as the power company we may have to go in and do cleaning up after them. We are in the final stage of the fire mitigation. We just must clean up what's out there. They're talking about what will be done within the next couple of weeks. When we get the machine back, we are going to be starting on the road to Silverton Northern and working on the culverts. We must replace the pool pump timer. We need to finish building the side wall and the half roof on the propane station. Larry Ciuppi DPS 24 can you give an update on the sewer I know there was a lot of work done, but I also hear it is not a permanent fix. We are going to have to spend some money in the near future as far as the sewer goes. Bill goes down there frequently. The biggest thing is just to constantly maintain and service it. Nobody can tell how long it is going to last. Bill thinks it will last a long time and outlast us all. It will last as long as it is maintained. Larry, thank you. Bill, we replaced the bubblers and everything in the system down there. We add yeast to the system all the time, so we are constantly mixing the slurry. With the yeast in there it creates enzymes. It is pretty much eating everything out. It doesn't smell half as bad down there as it did before. We go down there pull the screen up and empty out any solid consistently. There is not a lot coming out. Whatever Jeff did to get everybody to stop throwing that hard stuff down there it has worked. The question from Larry Ciuppi let me put this as political correct as possible.

Every year the holding tank was pumped and there was a time when it wasn't pumped. Shortly, after that, we began to have problems, is the holding tank going to be pumped every year?

Bill, basically the holding tank is about 3 feet from the outlet that goes out so everything that needs to be pumped is going to be 3 feet worth of stuff there and something that's watched and maintained if it gets that bad yes, it will be taken care of. Until then, there is no date or time on that. The question based on the work that needed to be done is there now going to be a standard procedure for operating and maintaining the sewer plant. That is so simple a monkey could do it. So, whoever comes along in the future will have no questions about what those responsibilities and guidelines are. They'll see yes, we are in the process of writing that up alongside the company that helped us install it. It is a simple thing minus the equipment breaking down or stuff like that. You pretty much go in there every few days you watch the system switch over pumps from one pump to another pump and maintain the ones that are down at the time. It is pretty, simple. It will be written on paper and left for whoever takes over the system. Question is the water going to be on to Silverton Northern? Bill stated we have capped everything yesterday and glued because it is a high-pressure system. The glue needed 24 hours to set Kat who is our water person, will be up around 5 o'clock today if she can't get up sooner. We will start loading the system and everything should be up and running by morning. Terena asked, "are they going to have to test the water before it can be used"? Bill, I believe she will need to do that. I don't know for sure but we should be able to get the water up so the facilities can be used. The water may not be drinkable for a couple of days. Bill, yes until it is tested. Shandal stated Kat tests the water regularly and we get the reports and Terena files them. Glenn stated that the questions that were asked about the sewer being pumped and things being left in it. Our previous caretakers did not take care of our system, and we had things like diapers and wipes and other things in there. Eventually, everything went into the secondary tanks. That is why we paid over \$200,000 to have it repaired. We had to replace the bubblers and other parts.

That is why no wet wipes; even if they say they're flushable, no wet wipes of any kind down system. Another problem is we don't know what the condition is between the clubhouse and the sewer system. What may be in the sewer lines. In the past, we have had a diaper stuck in the line between C&S and the sewer plant. Glenn was going to ask Darla about new employees. Shandal, she's been interviewing like crazy the last couple weeks she's had a lot of interviews, and they are getting close to hiring somebody else cause you know again we need another offer. She has made an offer to a high school graduate from Fair Play who is waiting a semester to go to college. Darla is currently gone, and she will be back on Monday, so we'll know more Monday if she has accepted it thank you.

Budget committee - Carol Abbott

Many of you don't know me. I am past president and member on the board for four years, but I'm the head of the budget committee. The budget committee is made up of board members and owners from various campgrounds. We get together and go over the budget line by line to make sure everything comes in. We get a good picture from the current year to predict the next year. We have had four meetings so far. So, we're about a third of the way through the budget. There are a couple of things that we are going to start planning for

in the future that will be coming out of the reserve fund, so we are going to have to start preparing by putting more money into the reserve account. In about 10 years we are going to have to replace all 4 tanks in the sewer system and that could cost as much as a million dollars. We are lucky in the fact that we only have about 4 months of the year that the system is heavily used. It would be less if it were used heavily all year. So, we get a little bit more longevity out of it. And as a few others have said we have to take care of it. I'm working with Shandel to see where we're sitting with the budget. Over the years the payroll has been one of the biggest parts of the budget. We used to have 3 salaried employees but now we only have one that is salaried and that is Kat the water person. Everyone else is now hourly. We must have the proposed budget done by the second week of July. It then gets sent out in the mail to all of you to review and then vote on at the annual meeting. Yes, we approved a budget, or we don't if we don't it could be some bitter consequences take place because then we must stay where we're at or we look at it. The budget committee would have to look at it and we don't want to take a step back. When you're talking about \$1 million, I want to say that the question was asked "have we had a reserve study done?" Krista, who is on the budget committee, asked that question. Larry Ciuppi DSP 24 many years ago there was a company that came in and did a reserve study. They put out a brochure for the lack of a better term and five years ago, Alex and Larry did a non-professional reserve study. That disappeared and was found again. Do you have it or if you don't, he probably has it on his computer? It needs to be updated. What we did was we inventoried every piece of capital equipment property they wrote down serial numbers model numbers they put in information as to when it was purchased when it was installed and then they went online to try to find life expectancies like a boiler lasting for 10 years like Carol mentioned a lot of our facilities don't run through the winter so they may have a longer life than projected. We turned that into the board and every year the budget committee looks at that OK there's a boiler that may need to be replaced or due for repairs or replacement in the near future. They should be factoring that into the reserves. Larry asked, "do you have that spreadsheet?" Shandel answered. Yes. She looked at our main drive and we have a reserve analysis from 2021. The one before that was done in 2017 or 2018. It is not cheap to have the reserve study done it is a major expenditure some of the things that he was talking about with the reserve studies are like the roofs to the service centers, the road rebuilding of RG&S is a big one. The pool structure, monument tucking is another one that was brought up. Those are some of the things we have on there. Something else that we changed as we put forest management on there. This is something that we have been doing for several years, and it is now coming out of the reserves and this next year, it's going to be expensive. We don't know the cost of it yet, but it is in an area that is very steep and we are going to have to have a company that is insured and bonded to do it. The areas that we've been doing in the past have only been about \$14-\$15,000 but that is because the areas that they have been doing have been fairly easy access to do. Glenn asked if there was anyone there from the.

Social committee Allura RGS27

Rhonda oversees the white elephant table and each member on the committee is responsible for their own little part of the committee. Allura is responsible for game nights on Tuesday nights. Rhonda Fritz says it's charge of the white elephant table. They're going

to be having pancake breakfast, potluck dinners, spud night and bingo on Saturday night. There is an account for the social committee Terena is helping them with this. Terena can write a check to them to buy groceries there used to be a bank account for the social committee, but it was held in a private owner 's name a social committee we have \$450 in there we use some of it for the annual meeting. They're going to accept donations this year at the pancake breakfast. You bring your own toppings, and they supply the pancakes, and the sausages. Talk to Terena, there are donations left over last year from the pancake breakfast.

Wi-Fi Mike Oborny

There's a small part on the gate that Bill fixed but there's a couple little small parts in there that basically we're going to get a few more for back up because when they break, they can take the gate down for a couple of days while you wait for the parts from amazon. We worked all day and hardwired controller for the Internet, and it needs to do a wireless connection to open the gate and now that's just because there was an issue that was propping up on the software that when I called Lift Master, they weren't sure why. Certain issues were happening so we were trying to eliminate any possibility that it would happen again. I see a lot of people will put in the code two or three times before they get it right. The gate key card is great because all you do is click it and it opens. Mike and John are working on the Wi-Fi, up in S&N. We're going to start working on the hilltop which is basically where you come up the hill that will just be upgrading our equipment. Next summer I need to find volunteers coverage, we have people volunteer but then I find out that they're barely out here very little of the time, and I don't have the time I'm a weekender and I come up on the weekends. We really need volunteers that can spend way more time up here. We really need volunteers that have experience and knowledge. I am concentrating my efforts on the top with John and Dell and the other guys are focused on the lower part. We have all the equipment that we need, we just need volunteers. After this summer I may be moving to Dalla or Phoenix. I need to start focusing on upgrading to captain. I will just be managing remotely and just no further improvement that's why we desperately need volunteers to learn this summer while I'm still here.

Stuart Williams I work with a lot of veterans, and I am a member of veterans for America. We have if you were driving and you have military at all disabled or if you're active duty or whatever this weekend early OK please don't veterans if you're running into national guard, you're retired please don't make fun. Another thing is, do not be stolen, embellish your career, don't like a quiet professional and you're not in today's society. We can find out pretty quick that's all for veterans. Today is the army 's birthday. My beloved army 250 years outstanding if you have a sticker if you have plates for your service.

We can maintain a road without speed bumps. Bill would like to not put in the speed bumps. I would like to, instead of securing them to the ground. We need to get a cable and secure one side to the ground and put the other on with the lock so we can move it out of the way because once we put the speedbumps in, we can't go over without tearing them out of the ground. Unless you really spaced them out now, but once again, you would avoid the whole idea and putting them in because people would end up driving around them anyway. The idea is to slow people down. The comment was made that they should put up K rails. You can space them out far enough, you can get a camper around them. Speeding

has always been a problem here. Mark Scofield said we should get some cameras and take videos of people and if the board has a will to enforce the speeding. Cindy, I have a comment on this. The board is volunteers now when you are talking about speeders proof we have no way of proving. Yes, they were creating dust. You take a picture. It was creating dust, but you have no proof you don't have something saying this is how fast you were going then it's going to start putting the board going against owners more and more and taking up more time as it is the board is working tirelessly on several things to keep Cora running so you need to get together and come up with some solutions figure out you know maybe sign that flashes the thing but you need to come to the board with the information. How much does the sign cost? What would it take to implement putting a sign in flashing the speed you need to come to us with this information for us to be able to implement it the board is volunteered. It is hard enough to get people to volunteer for the board as it is last year, we had to put out a second letter stating if you do not volunteer for the board you're only going to have three members running the board so then we managed to get three more people to step up after the Deadline so if you get together and come up with some valid ideas with documentation and information, bring it to the board so that we can check it out and then implement it. The end of June is going to be the first newsletter of two newsletters going out and it's going to have applications for nominations so that people can submit their names for the board. There will be three elected positions and one appointed position. You'll have about three weeks to submit those nominations and then all those nominations' resumes will go out by the end of July with the proposed budget for people to vote on. The annual meeting which is early this year is August 30 August 30 Carol Abbott CNS 14 Mark Schofield, how many lots changed owners in the last year. Shandel since September ,11 have sold to realtors. There's been a handful of five or so extras they had been private sales. You know one family member to another family member write it over to a trust fund like that but yeah, had a total transfer. No, I just looked it up again the other day, it was 17. Welcome to Our World Orientation we did in the past years would be nice to start it up again. If you look at Facebook page owners asking questions about how things are done it would be a great idea to have a way for new owners to get questions answered. There used to be signs on the back of the doors of the stalls in the bathrooms saying things like don't put sanitary napkins down the toilet. If you put something about not putting things like wet wipes down them and that it cost 200,000. Dollars to repair the sewer might keep people from doing it. The comment was made that it might make people do it on purpose. Jay Tully and Sue Echelles used to be on the WOW committee but due to work Sue is no longer able to do the committee.

Glenn asked for a motion to adjourn Shandel seconded.

Owners in attendance at Club house

Carol Abbott and Lee Abbott, Lee Abbott CS14

William Chmickewski Caretaker

Mike Oborny CS54

Pat Switzer SN39

David Gauthier SN275

Stuart Williams SN15

Sherri HeronemaSN64

Mark Schofield CS1
Bill and Susan Ockert SN78
Delles and Allura Schnider RGS27
Sue Shaw DPS73
Linda Childs SN168
Larry Chiuppi DSP24
George Vogler SN88
Jackie Minari SN190
John and Stacey Salvatore DSP72

Owners attending Zoom

Judy Brown DSP50
Jay Tally DSP41
Wj Smith DSP54&55
Ecelles SN14
SN188&189
Lofton
Brad SN164

Cindy Pacheco
Board Vice President