

CORA – GENERAL BOARD MEETING MINUTES

July 12, 2025

Attending:

Glenn Mayeux, President
Cindy Pacheco, Vice President
Shandel Winchell, Treasurer
Darla Peterson, Secretary
Jeff Witkins, Facilities Director
Mike Bell, Member at Large
Bill Brown, Member at Large NOT ATTENDING

Employees Attending:

Doug Gallegos
Bill Chmeilewski
Valerie Jones
Tom Paquette (in the office)

Owners Attending via Zoom:

John Tidwell SN 019
Ervin & Pat Usher RGS 17
Jay Talley DSP41
Rhonda Fritz RGS18
Shauna Lofton CS34
Lori Kliethermes SN86
Xuewei Ren DSP42

Attending in Person:

Doug Bradbury CS9
Tom & Carol Abbott CS14
Bill Ockert SN78
Smith/Wilkins SN173
Ken & Cindy Pacheco SN115
Lee Abbott CS14
Suzi Bradbury CS9 & 10
Sherri Heronema SN64
Vicki Nickels SN295
Cynthia Clark DPS 99
Sharon French DSP 15/16

Glenn Mayeux, called the meeting to order at 10:04am MST

The meeting started with the Pledge of Allegiance

The first order of business is to approve the board meeting minutes from June 2025. Shandel made a motion to approve the minutes as written. Jeff Witkins seconded the motion.

OFFICE COORDINATOR - Terena Mann

- New office hours for Wednesday & Thursday 9a-1pm (Tom Paquette is the new part time office person)

- Propane tanks – the white receipt goes in the cap when they are filled. She needs the receipt to take payment.
- Piggybacking on the gates. If you have a guest, please put your code in twice, then both of you can enter. If you have requested gate codes, it will come in an email from Terena labeled MyQ.
- All the first mailers have been sent. The second round will be sent. Nominee petitions need to be back by July 25 if you want to run for the board. The following week the second mailer will be sent out.
- There will be a potato event this evening (July 12) at the clubhouse at 5:00pm.
- The white elephant table has had \$730 in donations so far.
- The last pancake breakfast went well.

TREASURER'S REPORT - Shandell Winchell –as of June 30, 2025

- Collegiate Peaks Operating account \$54,621.78
- High Country operating \$3,083.71
- High Country account savings \$11,876.06
- Edward Jones operating \$76,853.34
- Edward Jones funds \$458,959.80
- Total Bank Accounts \$605,208.44
- Accounts Receivable \$451.96
- Total Assets \$123,391.04
- Total all Current Assets \$729,147.52
- Fixed Assets \$271,607.59
- Total for all assets \$999,755.11
- Total Accounts Payable \$17,599.21
- Total Liabilities \$51,128.14
- Total Liability & Equity \$999,755.11
- The fiscal year is through August 31, 2025. We will collect dues in September. There was no major expenses in the month of June.

NEW EMPLOYEES - Darla Peterson

Valerie Jones – full time cleaner

Jennifer Paquette (owner) – will work as a cleaner on both Wednesday & Thursday

Tom Paquette (owner) – assisting in the office on Wednesday, Thursday, Saturday & Sunday

FACILITIES - Jeff Witkins

- We lost water going to S&N from the pump house. We had some cracking pipes. After this season, we will work on repairing the pipes.
- New shop cameras going in by the fire pit and the shop area. They are in the process of installing. Please do not throw items into the fire pit which are not allowed. We continue to see people throw mattresses, etc. into the firepit which is not allowed.
- Will start to work on mowing.
- The tractor went in the shop for a new backhoe attachment. The correct parts did not arrive. The tractor has been returned to CORA until the right parts come in.
- Fire mitigation – we are on our second company. We are waiting for the chipper to come as all wood has been cut. The next plan is by the range.
 - o This saves us on insurance and is very important for CORA
 - o Jeff displayed a photo from the top showing the cleaned out areas. Also displayed the beetle kill above RGS. We previously received funding from the state to help with tree removal. We no longer receive these funds. However, we need to cut down the dead trees.
 - o Suzi Bradbury volunteered to take her drone to provide aerial photos of the beetle kill area.
 - o It is imperative we cut down these trees due to fire danger.

- Please ensure your own lots are being cleaned and trimmed. This affects our insurance rates if unnecessary brush is left on personal property.

Sherry SN65 – are we doing anything additionally for spraying for bugs/beetles? Jeff reported we are not doing anything at this time.

- Have we thought about having a common area for cut down trees for members to use. Jeff reported people can bring their trees to the side of the firepit.
- Jeff reported there has been some wood has been held back this year. Owner's wood could be put in a different pile. The current piles will be chipped when the chipper is brought onsite by the fire mitigation group.

BUDGET COMMITTEE – Carol Abbott

- The budget committee has met and come up with the budget for the next year.
- The budget will be sent to everyone after August 1, 2025
- The proposed increase for the budget will be the lower lots \$104/year; upper lots \$75/year.
- Fire mitigation will be about \$30,000 or more.
- Ground Expense – the amount did not change. The total recall of the water house to send water to S&N. It is on its last year of usage. It may come out of reserves. We must continue to keep our reserves going.
- Reserves – 7-10 years down the road will be the replacement of the sewer tanks. We are looking at \$1,000,000 or more to replace. We need to start increasing the amount of money going into reserves to be able to do this. If we do not increase our reserves, there will need to be \$2,000-\$3,000 assessments per owner to cover the cost.
- We put \$50,000 in reserves this year. Next year, we are increasing to \$65,000.
- Trash prices are increasing the next year which is another reason for increasing dues.
- Fire Mitigation cost should come out of reserves. We would put \$65,000 into reserves. We noticed that we did not have anything in the budget for fire mitigation. This year, we put it in as a calculation to see how it would affect the dues. However, the actual cost will be coming out of reserves. The other thing to do is to remove the amount and see how it reduces the dues.
- Encourage everyone to attend meetings and ask questions relating to the budget before the annual meeting.
- Forest Management - \$25,000 has been put in the budget for the next fiscal year.
- An owner recommended having everything line by line, including forest mitigation, in the budget so owners are able to identify specific amounts.
- An owner asked for the specific amount which goes into reserves. A few years ago, it was \$35,000. The past two years has been \$50,000. The budget for the following fiscal year is \$65,000.
- Glenn does not feel we will receive favorable rates to remove the trees behind RGS due to the slope of the hills.
- Mike Bell asked the plan for fire mitigation. Can we pause the current fire mitigation and move to RGS. Jeff said there is only one small area left of the initial removal. It also has dead trees, and Jeff would like to remove it. The plan is to finish the current area. Jeff prefers to not do any fire mitigation during the summer months due to the drought. It will resume September 2025.
- What happens during the winter months? Some of the trees die but rebirth the next year.
- Glenn reported the RGS trees affect S&N a lot.
- Jeff reported the last section sits in the bowl. If it goes in flames, it would throw all the ash in the air. This is one of the worst spots which could burn.
- Rhonda asked about a fire pit vs. a propane fire since it is unsafe to burn wood. Can we put a ban on burning in the campground? Glenn feels we can. It would have to be passed by the membership with a 2/3 vote. Each owner is responsible for removing dead trees and brush from their own property. There should be no firepits currently since there is a fire ban in the area.
- Valerie Jones brought up the topic of not throwing away cigarette butts especially in the service centers. Currently she is finding cigarette butts on the floor in the service centers. Please use the ashtrays provided.

COMMITTEE REPORTS

- WiFi – no one attending
- Social – Rhonda Fritz – it has been fun to get CORA back and have events for everyone to get to know one another. She hopes we can continue have events. We are receiving monetary donations for events.
- Finance – Sharon French reported she has talked with the broker. We need another chairman for the finance committee. Meetings are held with the broker once a year in February. There were 5-6 members on the committee. They like to be the decision maker then every day decisions are made by the Board and Treasurer.

There are sign up sheets on the bulletin board by the doorway to enable owners to sign up to be a part of different committees.

- Jeff Witkins and Glenn Mayeux will no longer be on the Board of Directors. It is critical to nominate people to serve on the Board.
- Suzi Bradbury has offered to be Board Secretary in the new year.
- Steve SN54 – there was a time when were enforcing a policy of removing dry wood from owner lots. I see piles and piles of flammable wood in the community. Fire mitigation should begin on our own properties.
- Shandell indicated there are people who will pick up excess firewood for free. Let the office know. Let your neighbors know if you need excess firewood removed, that it can be done free.
- Jeff Witkins reported that Bill C & Rich Lofton will remove firewood if you notify them. There is a form in the office which can be completed to request for assistance. There are new rules passed with what all the HOA can do and enforce.
- An owner recommended having owners volunteer to go throughout the campground taking photos of owner properties with excessive dead wood/brush. A friendly email can then be sent requesting they remove the items. CORA has a Compliance Committee, but no one is volunteering to serve and perform the duties.
- Michael Smith SN173
 - o The work that is being done how does it impact it financially. The tower is a contract which is due within the next year or two. The repairs they have done on this. They reached out to CORA two years ago and are adding T-Mobile and Verizon to the tower. The initial assessment is that the tower cannot support the weight with the new equipment. They are rebuilding the tower. With the additional equipment and the contract coming up in the next year or two, Jeff recommends getting an attorney involved to handle the negotiation of the new contract. The old contract lasted 25 years.
 - o The tennis courts – trees are growing. Jeff said we purchased materials to fix the tennis courts. We used all the materials and are waiting for more materials.
- Bill C. feels incident reports should be completed for issues on the property with other owners. The Board can handle any issues. All of this would be confidential and able to identify by the photos taken.
- The speed limit signs have aged and should be repainted.

Cindy asked everyone to ensure your name is on the sign in list to record who attended the meeting.

Carol feels that a board meeting is a great job but a thankless job. We cannot run by a limited number of Board members. The annual meeting will be held on August 30, 2025.

Cindy Pacheo made a motion to adjourn the meeting. Shandell Winchell seconded the motion.

The meeting was adjourned at 11:23am MST

Darla Peterson
CORA Board of Directors, Secretary