

CAMPGROUND OF THE ROCKIES
Annual Membership Meeting Minutes
August 31, 2024

Attending:

Rich Johnston - Attorney
Michelle Franca - CPA
Tom & Debbie Abernethy DSP 56
Anna Otero-ReVello
Mike Oborny CS54
Rich & Shauna Lofton CS34
– SN237
Tom Bloom
Mike Bell SN 251
Anna & Steve ReVello 171/172

Amber Bacca – Office Coordinator

Agenda

1. Call to Order

- Glenn Mayeux called the meeting to order at 10:06am MST

2. Pledge Of Allegiance

3. Introduction of Board Members

Glenn Mayeux, President, CS 41
Jeff Witkins, Vice President & Director of Facilities CS33
Shandel Winchell, Treasurer DSP65
Darla Peterson Secretary CS36 via Zoom
Sharon French Member At Large, DSP15-16
Cindy Pacheco Member At Large, SN 115

Approval of the 2023 Annual Meeting Minutes

- Shandel approved and Sharon seconded motion to approve lats year’s annual meeting minutes

4. Verify if a Quorum is Present

A. 10% and/or 51 is necessary in accordance with the Bylaws Section 4.5 which includes proxies in voting process.

- 29 people voted ahead of time
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6. Introduction of Attorney – Rich Johnston via phone

7. Introduction of Accountant – Michelle Franca, CPA., Golden Rule Accounting via Zoom

Rich Lofton – no report

Glenn Mayeux Board has changed –

- Nick has moved onto more promising opportunities
- We have a new individual on board who should be here – Bill Chmeilewski is supposed to start the week of 9/2
- Secondary caretaker to fill in for Bill on his days office – Brian Rogers will be starting 9/9

Facility Manager – Glenn Mayeux

- The gate issues are hoping to be resolved
- “Why are we spending \$\$ on tennis courts instead of the roads.” Repairs to amenities are required. It is in our by-laws.
- We have had board members that have revised over the past year
 - Richard Tutor resigned as VP – Jeff was brought in as VP
 - o Sharon French will be an outgoing Board member
 - o Jeff Witkins is also leaving the Board
 - o Jeff will continue to work on the sewer plant

FACILITIES - Jeff Witkins

- Nick stepped away. Bill will be coming onboard. Very experienced and has ran facilities previously for many years.
- Drainage – we have issues all over the property. The purpose of the crown on the road is to get the water to drain off the road. We need a blade for the equipment; it was fixed two weeks ago. We now need to get the backhoe operational. We are receiving more rain than normal. The gutter has been clogged.
- Working on the sewer plant. It is old. Life expectancy is 25-30 years. We are at 40 years. There are four aeration tanks. We have a high-water mark due to the fact a pump was not working properly. The bubblers have also broken. One of the pipes broke allowing water to flow out. The pumps are supposed to be ran 16 hours a day. We have been running 1-2 hours a day. All the bubblers are broke. The entire system is broke. **Please do not flush baby wipes or diapers down the drain as it causes additional problems.** Velocity has been onsite twice the past two weeks. Jeff is attempting to pump the tank and determining what needs to be done before calling them onsite. The cost could be 6 figures down to a couple tens of thousands of dollars. The system must be rebuilt, and quickly. All of CORA goes into the one system. In two days, we had 9,000 gallons of sewage go into the system. The system is 45 years old and past its age. Question: Will this be a repair or rebuild. Do we need to obtain a permit with the county? Jeff plans to rebuild on his own. Repairs should be paid for out of the reserves.
- Mowers – in mid-July all mowing equipment needed to be repaired with the exception of the push mower. The zero turn was in Denver for repairs. It should be fixed the week of 9/2.
- Pool – we have micro-cracks in the pool. It needs a coat of epoxy to stop water from leaking.
- Volunteers – the entire park is run by volunteers with the exception of two full time employees. If you see any issues, please come up with a solution and bring it to the Board. Please assist in any way. It is important we have volunteers.
- We’ve had electronic issues at S&N this year. All of this will be repaired out of the reserves.
- Fire mitigation – we should be doing 10 acres every year. This year, five acres have been completed. The next area is the switchback.
- When issues arise, it is difficult to find people to work on it due to the location of CORA.
- If members know of someone, or themselves, who can perform maintenance type duties, please let us know. We give preferential treatment to owners. “DSP 7/8 – things operate differently with CORA over the years. Many items were done by volunteers. Things changed, and volunteers were no longer encouraged or accepted for liability reasons. We were not allowed to volunteer for anything.” “Has this changed?”
 - o Rich Johnston – if you have people that are working for CORA and they get hurt, you have a w/c claim. I suggest if we are going to have volunteers working onsite, obtain a w/c policy for the volunteers. It is

relatively inexpensive. Suggest we look at a W/C policy for volunteers. We will provide to Rich to ensure the policy will cover volunteers.

TREASURE'S REPORT – Shandel Winchell

- Gate – wires were loose, vandalism this past year. New parts are coming.
 - o Shandel – Fiscal year ends 8/31/24. Bank reconciliations not happening until end of September 2024.
 - o Numbers posted are not accurate until the end of September.
 - o Pickle ball courts - \$10,000 (out of reserve)
 - o Firewise - \$14,000 (out of reserves) only 5 acres done so far out of 10 acres. Next year w/b 15 acres will be around \$20,000 each five acres. Amber & Shandel looking for grant money to assist.
 - o Waste removal for trash is going up \$300-\$400. We have looked at other companies
 - o Legal Fees – high this year due to some legal changes to ensure we are doing things legally.
 - o Gate issues: gate is old and was vandalized. New gate will be \$47,000 (out of reserves). There will be new keypads. New options available with the new gate. Amber is doing research on the various options.
 - o Annual Transfer - \$25,000 to reserves this year. 2025 we budgeted \$50,000 into reserves.
- Finances – dues will be sent week of September 2, 2024
 - o Due October 15, 2024. Grace period allowed. As money comes in, will look at transferring into CD's.
 - o

Financials - Sharon French

- We had a rare opportunity the past few years and took advantage of high interest rates. Got extra cash from CD's. In talking with Edward Jones. Interest rates should be going down. We may not have the advantage of putting the money in short term CD's.
- Rich – last statement from Edward Jones ~\$625,000 (reserve money)
- Once dues come in, we will see about putting \$50,000 in reserve account to continue to grow our money
- Sharon will continue to be involved even though she will not be serving on the Board.
- Once a year, CORA meets with the broker.

Michelle Franca – CPA

- Has been working with CORA for three years.
- Handle all accounting & pays all the bills, bank reconciliation, payroll, taxes, etc. Handles the ballot count.

Glenn – Candidates

- Bill Brown – potential new Facilities Director
 - o Will work with Jeff to repair problems over next couple of years
 - o
- Michael Bell – owner
- Shandel Winchell (current Treasurer)
- Jeff Witkins –
 - o Special thanks to Jared, Lonni & Terena – have stepped up and worked very hard this year
 - o Volunteers who helped this year as well
 - o Pool: we have kept doors closed. Anyone have comments who used the pool this summer?
 - o Looking for volunteers to help with the road this year

Committee Reports

- IT – Mike Oborny – Glenn reported they have spent MANY hours working on our Wi-Fi system. Glenn gave special thanks. Mike took over the Wi-Fi work this year. Initially there was a lot that needed to be completed. It has been a trying year with Wi-Fi. There have been many problems and more people using it. Upgraded different equipment and tried other options. There's not a lot we can do to fix the issues without money from the budget. Over the last couple of weeks, things have been stabilizing. We have figured out why routers have been taking down our system. These are routers owned by the owners. We have been contacting the owners to see what type of equipment they have to try to resolve issues. It has been a non-stop learning process. Starlink

is very fast but we cannot get the speed to everyone. At SN, there is a challenge which Mike is working on. The issue is that the ground is rock and a lot of trees which complicates the situation.

- Camera system was redone this year. We could use additional volunteers for the coming year for the Wi-Fi committee. Mike will be teaching the volunteers how the cameras operate.
- The IT committee also worked on the website and email address. He wanted to provide an email address so people would not need to contact him directly but other volunteers could see the incoming emails as well. Please email the Wi-Fi email address with questions.
- Social Committee – Patti O'Donnell – Someone said they loved their year's Board because people are getting together again. Amber has contributed so much to the social committee. We want to get started earlier next year. Tonight is the birthday party. BINGO is the biggest event ever seen. It's been a fun year. A pancake event will be held on Sunday, September 1. White Elephant sale will continue until 9/2/24 with proceeds going to Boys & Girls Club.
- WOW (Welcome to our World) Committee – Susan Eckles – A special thanks to all employees and volunteers. Opening session for existing owners because so much has changed. This will be for new and existing owners. Looking at doing video tapes of sessions going through various rules i.e. propane instructions. Will post videos on the website so new owners can watch them to learn more about CORA.
- Budget - Carol Abbott – Thank those who participated this year. You learn where CORA's money is going. We must abide by many different laws on where the money is spent. I hope we do not have to have special assessments, but it could be possible with some of the expenses discussed earlier. We meet for six weeks (June/July).
- Finance – The committee lends consistency when the Board changes members. Meets around twice a year with the new Board and Edward Jones.
- Compliance Committee - Please use the gate properly. It is critical everyone uses their gate codes

Owner Comments/Questions

- Amber – CORA birthday today (8/31/24). This is a potluck with side dishes; CORA paying for BBQ and dessert. BINGO will be held at 6:00pm. Sunday 9/1 will be the pancake bar.
- Kay Greenley (?) – SN185/186 Thank the Social Committee for keeping things going. Roads have been cleared up. Thank you to first responders with event. It's good to see the social life returning to CORA. It's great to see the community coming together.
- Rhonda Fritz – Still collecting water donations for the water department. Only two people have donated.
- As people are leaving for the season, and they have extra food, please bring to the clubhouse and put in the "food donations" bin. We will ensure it is delivered to the most beneficial organization.
- Carol Abbott - Thank Jeff & Rich for all their work. Each of you have a neighbor. Talk to them about volunteering. There are 512 lots. This Board works endlessly. Try to help out the Board. Thank you to those stepping off the Board. Thanks to Amber for all her work.

Ballots

- New Board Members
 - Bill Brown
 - Michael Bell
 - Shandel Winchell
- Rhonda Fritz asked, "If someone resigns, how do we fill their open spot?"
 - Carol Abbott: We will bring a candidate in At-Large. Asking if the Board needs to advertise. If there is a vacancy on the Board, the Board can appoint to a position. It does not need to go out for advertisement. If anyone is interested, please let the Board know. There are no regulations indicating it must be opened for a vote. It is only a courtesy to put it out for a vote.
 - Is the appointment for the remainder of the year?
 - Amber will keep a list of members who are interested in joining the Board.
 - MailforCORABoard@gmail.com – will go to every Board member. If an incident report needs to be completed, please send to the CORA Board.

Outgoing Board members –

- Sharon French – end the annual meeting and begin fiscal year 2024/2025. Glenn Mayeux seconded the motion

8. President's Report

- A. New Caretaker and Office Coordinator
- B. VP resigned and new VP assigned
- C. Gate issues, new gates, covered by Facility Report
- D. Tennis Courts, certain amenities are required by the State and the County.
- E. Onboarding of a new board members at large

9. Facility / Office Report

- A. Caretaker, Nick Ewing, has moved on to other opportunities.
- B. New Caretaker, Bill Chmeilewski has taken his position.
- C. Drainage
- D. Gate past issues
- E. Sewer

10. Treasurer's Report – Shandel Winchell and Michelle Franca, CPA

11. Committee Report

- A. Social
- B. Finance
- C. Budget
- D. Compliance
- E. WOW

12. Owner Comments (non-budget subjects)

13. Announce Voting Results of New Board Members and Budget

14. Adjournment

O'Donnell – There is a problem with people pulling in and parking or contacting the office to open gate to turn around.
Requesting more signage