

CORA – GENERAL BOARD MEETING MINUTES

August 9, 2025

Attending:

Glenn Mayeux, President
Mike Bell, Member at Large
Bill Brown, Member at Large
Jeff Witkins, Facilities via Zoom
Shandel Winchell, Treasurer - Unable to attend meeting

Employees Attending:

Bill Chmielewski
Valerie Jones

Attending in person

Bill & Susan Ockert	SN 78
John Tidwell	SN 19
Lee Abbott	C&S 14
Rich Lofton	C&S 34
Bill & Joni Brown	DSP 86
Michael Lujan	DSP 2
George & Pat Vogler	SN 88
Judy Brown	DSP 50
Carrol & Tom Abbott	C&S 14
Doug Gallegos	SN 133
Luke Gallegos	SN 133
Tom Paquette	SN 152

Owners Attending via Zoom

Doug Bradbury	CS 9 & 10
Jay Talley	DSP 41
Ken Pacheco	SN 115
Brad Desandro	SN 164

Glenn Mayeux called the meeting to order at approximate 10:16 am MST

The meeting started with the Pledge of Allegiance

The first order of business is to approve the meeting minutes from July 2025

Mike Bell made a motion to approve

Jeff Witkins seconded the motion

OFFICE COORDINATOR - Terena Mann was unable to be at the meeting.

TREASURER'S REPORT - Shandel Winchell - Unable to be at the meeting
Glenn Mayeux briefly went over the treasurers report in Shandel's absence

As of July 31st, 2025

- Collegiate Peaks Operating account \$33,127.98
- High Country operating \$3,190.51
- High Country account savings \$6,876.42
- Edward Jones operating \$47,391.94
- Edward Jones funds \$471,623.67
- Total Bank Accounts \$562,099.27
- Accounts Receivable \$-817.06
- Total Assets \$956,280.84
- Total all Current Assets \$684,673.25
- Fixed Assets \$271,607.59
- Total for all assets \$956,280.84
- Total Accounts Payable \$1,330.37
- Total Liabilities \$35,663.87
- Total Liability and Equity \$956,280.84
- The fiscal year is through August 31, 2025. We will collect dues in September.

FACILITIES - Jeff Witkins

End of year - Not a lot of big projects going on

Routine maintenance on grounds

Fence taken down from caretakers home earlier this year and put it up to cover the propane tank and getting fence up to code and put a roof on it to keep equipment dry

- New Brush Hog has been ordered.
- Washers & dryers repaired in Service center A, someone was trying to break the coin slots.
- Back hoe attachment for the tractor received, will work on cleaning out the ditches and drainage areas
- Working in the boiler room
- Fire hydrant boxes put up at all the fire hydrants, Fairplay fire dept is giving us fire hoses
- Fire mitigation continues.

COMMITTEE REPORTS

- **WiFi** - Mike Lujan, internet is working good
- **Budget committee** - Carol Abbott
- Proposing to raise the dues (approximately \$100 for upper lots, \$150 lower lots) instead of 50k into reserves, moving to 65k in reserves. Big sewer project was completed this year. Sewer tanks will need to be replaced in approximately 8-10 years.

John Tidwell SN 19 - Is there a set procedure for increasing the reserve? Carol Abbot stated there is no set legal amount for raising the reserve and due to the age and infrastructure of CORA, the increase would be needed to cover future repairs.

George Vogler SN 88 - Asked if anyone has looked into getting a turn lane into CORA from the highway. Carol Abbot had said it was looked into in the last couple of years, and it is up to

CDOT and that CORA would have to pay for all of the changes to the road and would be cost prohibitive.

Bill Ockert SN 78 - What is the evacuation for SN if a fire were to break out? Carol Abbot explained that there are two areas 1) Windy Point, down the hillside by foot. 2) The west side by the forest service road on the back side, also by foot.

Michael Bell SN 34 - said for SN to please talk to your neighbors about cleaning up their lots.

Bill Ockert SN 78 - Also mentioned that people maintaining their lots makes a big difference. Stated the WiFi is great.

Pat Vogler - SN 88 - Asked about the pool temperature being mostly at 85 deg. **Bill Chmielewski** stated the pool has been at 78 deg not able to get it past 80 deg due to the fact people open the skylights and doors and it cools off the pool water. Also now having a problem with the heater, will not be able to get up past 78 deg this year. Someone went in and messed with the hot water heater which caused the system to go into fault mode which means we are not getting anymore heat this year. Should be back on line next year.

Glenn Mayeux CS 41 - Stated that commercial outfits need to be used for fire mitigation, which will cost more because of liability, local does not work anymore due to not finishing the job. **Jeff Witkins** stated huge bids are coming in for fire mitigation and is still checking for lower bids. There are approximately 50 acres between RGS and SN. Goal is 10 acres a year, so we're looking at 5 years for completion of that section.

Glenn Mayeux - Motion to adjourn. Jeff Witkins seconded motion.
Meeting adjourned at 10:50 am MST

Suzi Bradbury
CORA Board of Directors, Secretary