

**Campground of the Rockies  
Monthly Board Meeting  
September 24, 2025**

**Attending via Zoom:**

Michael Bell - President  
Cody Bathauer - Vice President  
Tom Paquette - CO Treasurer  
Xuewei Ren - CO Treasurer  
Suzi Bradbury - Secretary  
Shandel Winchell - Member at Large

**Employees Attending via Zoom:**

Bill Chmielewski  
Terena Mann  
Doug Gallegos / owner SN 133

**Owners Attending via Zoom:**

John Elder CS 17  
Alan & Diane Buck SN4  
Bill Brown DSP 86  
Judy Brown DSP 50  
Doug Bradbury CS 9 & 10  
John Tidwell DSP 67 & SN 19  
Rhonda Eaker SN 19  
Sherri Heronema SN 64  
Linda Smith DSP 55  
Susan Eccles SN 14  
Lori Goin SN 188 & 189  
Don Newton DSP 85  
Sharon Dawson DSP 84  
Brad DeSandro SN 164  
Ed Adams SN 18  
Nick Miller RGS 13

David SN 285  
Carol Abbott CS14  
Jim Kelly DSP 53  
Delles Schneider RGS 27  
Cindy Pacheco SN 115  
Linda Ring RGS 7  
Doris Rapp RGS 19  
Karen Mock SN 210  
Mike Lujan DSP 2  
Bill Ockert SN 78  
Cheryl Darling SN 35  
Shauna Lofton CS34  
Ralph Choate CS 27  
Pat Switzer SN 39  
Randy Jones SN 210  
Tom Abernathy DSP 56

- **Approval of August 2025 minutes**

- **Office Coordinator Office Update - Terena Mann**

- Processing a lot of dues payments
- Dues are due October 1, 2025

- **Shandel Quickbooks update**

- 476 payments processed (\$270,000 has come in)
- New AR Hailey (Accounts Receivables) person starting after approval by the board.
- Received fire mitigation grant paperwork (COSWAP workforce development grant)
- We started accepting ACH credit and debit card payments through quickbooks invoicing this year.

- **Mike Bell - Colorado Fire Mitigation** site visit

- CDOC has a swift group - needs a grant writer - deadline November 5th, 2025

- **Facilities Report - Bill Chmielewski**

- Ford truck serviced, brakes replaced
- Winterized the pool & shop at the bottom
- Installed new light pole
- Dragging of the main road, coming to a completion
- Cleaned up around the shop
- Installed railroad ties around service center B
- Moving into repairs of washer and dryers, finish servicing equipment, fire escape routes in SN need to be cleaned, cleared and properly marked
- Midway pump house - rebuild it
- Repair pool heater
- Finishing owners shop
- Work in service centers
- Latest possible closing date for SN October 23, 2025, working with Kat from the water board.

- **Treasurers Report - Xuwei Ren** Fiscal year ended August 31, 2025 - Draft copy. After the CPA receives all the end of fiscal year statements and does the reconciliations , we will post the final end of the year reports on the Campground or the Rockies website.

- **Total for all assets \$928,911.34**

- Total Bank Accounts \$532,906.69
  - Collegiate Peaks Operating Account \$15,849.82
  - High Country Operating \$3,474.72
  - High Country account savings \$4,876.71
  - Edward Jones operating \$37,391.94
  - Edward Jones Funds \$471,623.67

**Receivables**

- Accounts Receivable -\$1,093.88
- Total Other Assets \$123,391.04

**Total Current Assets**

- Total All Current Assets \$655,203.85

**Fixed Assets**

- Fixed Assets \$273,707.49

**Liability**

Total Liabilities \$59,043.72

- Total Accounts Payable \$21,776.72
- Total Other Current Liabilities \$37,267.48

**Total Liability & Equity**

- Total Liability & equity \$928,911.34

**Notes about balance sheet**

- We started to collect dues in September, expecting the big changes in October report on balance sheet.

**Budget vs Actual****Income**

Items	Actual	Budget	Over Budget	% Of Budget
Ice Cream	\$1,136.55	\$600.00	\$536.55	189.43%
Dry Storage	\$1,443.39	\$500.00	\$943.39	288.68%
Propane Income/Sales	\$8,731.22	\$7,000.00	\$1,731.22	124.73%
Laundry Income	\$3,257.92	\$2,500.00	\$757.92	130.32%
Ice	\$1,170.72	\$500.00	\$670.72	234.14%
Tower Lease Income	\$6,488.69	\$5,400.00	\$1,088.69	120.16%

Note:

- Office staff and caretaker have done a good job on vending these items
- Shandel said sales in the office have been great this year.

- **Compliance - Bill Brown**

- Most things getting taken care of
- Most owners have done a great job of cleaning their lots up

**New Business**

- Cora Compliance
- Start enforcing compliance, get owner lots cleaned up, fine process

**New board member count update**

- Currently sitting at 6 due to attrition
- Do not want to call an attorney to sort out the bylaws vs the articles of incorporation
- We need a facilities coordinator
- Cody motioned, Xuewei seconded for Mike Bell to take on facilities, One Nay
- Table the facilities vote

**Owner Comments**

- Cindy Pacheco asked about the AR position
- Lori Goin - stated the president can only hold one position
- Nick Miller - Asked about quick books, quickbooks links for credit cards.
- Delles Schneider RGS 27 - Is there a charge for using square credit card, no charge for check
- Delles Schneider RGS 27 - volunteer work clarified. Rich not volunteering / working for Cora/ facilities, but can work for the owners.
- John Tidwell SN 19 - Fire mitigation, will the work be finished with the chipper. Current contractor walked out on the job without finishing, was not paid for the unfinished work.
- Cindy Pacheco - Did the attachment come in for the backhoe, would Cora consider buying a chipper

- Mike Bell - Number pieces of equipment not being used, want to sell to owners, or outside, funds to go to a chipper
- Cindy Pacheco - Asking about a neighbor directory to get a hold of neighbors
- Shandel - asking how much a chipper will cost.
- Bill C - states they could start at \$45,000 or Mastercator \$80,000
- Lori Goin SN 188 - Now missing gravel on the roads, what is the plan to get gravel back on the road.
- Bill C - started pulling gravel back onto the road. Checking on Millings which is recycled asphalt.
- Cindy Pacheco asked if the millings/ashphalt gravel will help fill in washboard.
- Alan Buck SN4 - Asked about the quality camp hosts that have been hired.
- Cindy Pacheco stated that minimum wage is paid for workampers, a few leave after a few days due to minimum wage.
- Mike Bell - Employee options 1) shifting hiring pool to owner pool who want to work.
- 2) Contracting out housekeeping
- Alan Buck - Dead trees, how are we going to deal with that? Can we be proactive on this?
- Cindy Pacheco - Sprayed for a worm, not the beetle
- Suzi Bradbury - Stated Pheromone patches can be bought at Murdochs, what we used in Grand Lake during the pine beetle epidemic as a deterrent in 2010
- Susan Eccles SN 14 - Thanking Terena, Bill C, the social committee for all the fun events this summer, the road crews, the volunteers, the internet committee
- Sherri Heronema SN 64 Cell phone tower land leased, opportunity to negotiate?
- Mike Bell says revenue from cell phone tower helps pay for our technology budget
- Cindy Pacheco suggested using a lawyer to negotiate the cell phone tower lease.

#### **Mike Bell - Big ticket items to be addressed**

- Sewer tanks - 10 year timeline (finances have been addressed in Annual Reserve Budget)
- Water system is on borrowed time
- Roofs on structures need to be replaced
- Water Monitor system
- Pump house
- Electric grid in SN
- Fire mitigation
- Beetle kill
- Water pump systems

We need to find alternative ways to make money as a C-corp to keep from raising dues and avoid assessments

Suzi Bradbury made a motion to adjourn, Tom Paquette seconded the motion  
The meeting was adjourned @ 7:46 PM MST

Suzi Bradbury  
CORA Board of Directors, Secretary