

**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 | David SN 285 |
| Alan & Diane Buck SN4 | Carol Abbott CS14 |
| Bill Brown DSP 86 | Jim Kelly DSP 53 |
| Judy Brown DSP 50 | Delles Schneider RGS 27 |
| Doug Bradbury CS 9 & 10 | Cindy Pacheco SN 115 |
| John Tidwell DSP 67 & SN 19 | Linda Ring RGS 7 |
| Rhonda Eaker SN 19 | Doris Rapp RGS 19 |
| Sherri Heronema SN 64 | Karen Mock SN 210 |
| Linda Smith DSP 55 | Mike Lujan DSP 2 |
| Susan Eccles SN 14 | Bill Ockert SN 78 |
| Lori Goin SN 188 & 189 | Cheryl Darling SN 35 |
| Don Newton DSP 85 | Shauna Lofton CS34 |
| Sharon Dawson DSP 84 | Ralph Choate CS 27 |
| Brad DeSandro SN 164 | Pat Switzer SN 39 |
| Ed Adams SN 18 | Randy Jones SN 210 |
| Nick Miller RGS 13 | 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 - Xuewei 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
- Shanel - 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/ashpahlt 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 Murdoch's, 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