

**Campground of the Rockies  
Monthly Board Meeting  
January 21, 2026**

**1. Call to Order and Attendance @ 6:05 PM MST**

- **Board Members Present:**
- Cody Bathauer - President (traveling)
- Shandel Winchell - Vice-president
- Xuewei Ren - Treasurer
- Tom Paquette - Co-Treasurer
- Suzi Bradbury - Secretary
- Michael Bell - At Large - Absent
  
- **Employees:** Terena - Office Coordinator
- James Buck - Caretaker
- Doug Gallegos - Facilities

**Owners Attending via Zoom:**

Doug Bradbury CS10	Jerry Rapp RGS 17
John Tidwell SN 19	Jay Talley DSP 41
Mike Oborny - CS 54	Carrol Abbot CS 14
Bill Brown DSP 86	Brenda Flick SN 96
Susan Eccles SN 14	Pat 'switzer SN 39
Jeff Witkins CS 33	David Needham SN 283
Shauna Lofton CS 34	Brad DeSandro SN 164
Mike Lujan DSP 2	Lynn Smith DSP 54
John Porter CS 2	Cindy Pacheco SN 115
Rhonda Eaker SN 194	David Needham SN 283

**1. Approval of previous Minutes**

- **Motion:** A motion was made by Suzi Bradbury and Seconded by Tom Paquette to approve the minutes **December 17, 2025.**

## 2. Owner Comments

- **Bill Brown:** Raised concerns regarding the lack of response to an email sent to the board three weeks prior concerning compliance.  
The board confirmed they never received an email and to resubmit it.
- **Board Response:** Shandell Winchell noted she is temporarily taking over compliance duties while Michael Bell is away. She requested one week to review current compliance files and follow up.

## 3. Treasurer's Report

### Balance Sheet as of December 31, 2025

• US Bank Operating Account	\$1,255.36
• Collegiate Peaks Bank - Operating	\$338,570.25
• High Country - Office Operating	\$4,670.52
• High Country Savings - Operating	\$13,869.23
• Edward Jones Operating	\$38,127.53
• Edward Jones - Reserve Funds	\$560,244.65
• Total for Bank Accounts	\$954,098.48
• Total for Accounts Receivable	\$13,157.43
• Total for Current Assets	\$1,050,497.34
• Total for Other Current Assets	\$83,241.43
• Total for Fixed Assets	\$240,393.39
• Total Assets	\$1,290,890.73
• Total for Accounts Payable	\$5,564.82
• Total for Other Current Liabilities	\$34,172.34
• Total for Current Liabilities	\$39,737.16
• Total for Equity	\$1,251,153.57
• Total for Liabilities and Equity	\$1,290,890.73

### **Operational Concerns:**

- **Fuel Consumption:** Gas and diesel expenses reached \$4,685 in four months (approx. 1,500 gallons). The board will investigate potential overcharging by the fuel provider.
- **Accounting Fees:** Current accounting expenses are high because the budget did not account for a new accounts receivable staff member.
- **Electricity:** Costs are currently high; the board is looking for ways to reduce consumption.

### **4. Board Votes and Ratifications**

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**Edward Jones Account Transfer:** The Board formally ratified a vote from January 13, 2026, to move **\$38,127.53** in leftover operating funds from the 2024-2025 fiscal year into the reserve account. Tom Paquette made a motion to move the funds, Suzi Bradbury Seconded the motion.

### **5. Committee Updates**

- **Compliance Committee:** Shandel Winchell reported she has asked for all compliance materials to be forwarded to her to manage in Michael Bell's absence.

### **6. Facilities - James Buck and Doug Gallegos**

- James (caretaker) and his wife Kimberly introduced themselves
- Electrical work buttoned up
- Owners workshop cleaned up, moving file cabinets, insulating, putting corrugated metal up on the ceiling.
- Road drag working very well. Richard put in 60 hours welding & building the drag.
- Toilet replacements in progress in Service Center B, Service Center C will be next, flanges have been replaced, painting behind the toilets as they are replaced.
- Richard Lofton will be lead over facilities.

- Caretakers house has been re-keyed.

## **7. Office Coordinator - Terena Mann**

Still collecting payments on dues.

Changing how we're billing on propane. Emails will be sent with invoice, owners will have a choice on how to pay.

## **8. Committee Updates**

- Still looking for volunteers for committees.
- The finance committee meets annually.
- Budget committee: Carol Abbott asked for the report of the accounts in the next month or two, will meet at the end of May or June.
- Compliance Committee: Shandel handling while Mike Bell is out of state.
- WOW (Welcome to our World) Committee: Teaches new owners rules of Cora.
- Fire Mitigation: Xuewei and Richard put together a 21-page Fire Mitigation Project Plan outlining specific areas to be mitigated for every year through 2038. We are in the process of collecting bids. Jeff Witkins is interested in submitting a bid. Last year 15 acres were cleared.
- Jeff donated a guitar to the clubhouse, has been working in the shop on the saw mill.
- Volunteers are very important

## **9. Old business:**

- Phone in the clubhouse: Mike Oborny working on changing the phone lines and adding different equipment which will save us \$2,385 per year.
- Fire Mitigation: Collecting contractors and bids, should have all the bids by mid February. Last year 15 acres were cleared.

## **10. New Business:**

- Digital Invoicing - Office coordinator trained on sales using digital invoicing
- Time Tracking & Payroll
- Inventory Control
- Asset Control
- Square integration

- Summer Cleaning Positions: May-October
- Will be advertising cleaning positions soon, but will also open it up to owners. If owners are interested, they can send an email to the office for an application.

**Owner questions:**

- Cindy Pacheco: suggested that we do not wait on fire mitigation due to the lack of moisture
- Carol Abbott: 1) Asked for clarification if Richard was a facility director on the board or a volunteer. Shandel confirmed he is a lead for facilities as a volunteer.
- 2) Asked for confirmation on the dues being mailed as well as electronically. Shandel confirmed they will be mailed and sent electronically.
- Lynn Smith: Asked about the fees to use square, will they be charged to the customer. 3% for credit card, no fees for checks and cash.

**Motion to Adjourn**

Tom Paquette motioned to adjourn, Xuewei Ren seconded the motion

Meeting adjourned at 7:05 PM MST

*Suzi Bradbury*  
*Cora Board Secretary*