

**Campground of the Rockies
Monthly Board Meeting
February 18th, 2026**

1. Call to Order and Attendance @ 6:07 PM MST

Board Members Present:

- Cody Bathauer - President
- Shandel Winchell - Vice-President
- Xuewei Ren - Treasurer
- Tom Paquette - Co-Treasurer (unable to attend)
- Suzi Bradbury - Secretary

Additional Attendees:

- James Buck - Caretaker

Owners Attending via Zoom:

Judy Brown DSP 50	Doug Bradbury CS 10
John Tidwell SN 19	Ed Adams SN 18
Cindy Pacheco SN 115	Jay Talley DSP 41
Richard Lofton CS 34	Shauna Lofton CS 34
Susan Eccles SN 14	Pat Switzer SN 39
Michael Lujan DSP 2	Nick Miller RGS 13
Brad DeSandro SN 164	Anita Dill SN 89
Michelle Carroll DSP 1	Shanon Blankenship DSP 25
Lori Goin SN 188	Carol Abbott CS 14
Doug Gallegos SN 133	

2. Approval of Minutes

- **Motion:** A motion was made by Shandel Winchell and seconded by Suzi Bradbury to approve the minutes from January 21st, 2026.

3. Office Coordinator Report - Shandel Winchell

- Unpaid dues and electric totals are currently \$11,028 across 11 owners.
- Propane billing has transitioned to email invoices; physical receipts will no longer be left with tanks. Payments can be made online through credit card, debit card, or online banking. Cash and checks can still be mailed in or dropped in the drop box outside the office.
- New TV and telephone service has been completed, resulting in a savings of approximately \$2,300 per year.

- Search for summer cleaning positions has begun.
- Dumpster Misuse: Remodeling items (e.g., sink, carpet & padding) were improperly disposed of in the dumpsters. Facilities will ensure restricted item lists are clearly posted on the side of the dumpsters.
- Address Updates: Owners not receiving invoices are encouraged to update their information by emailing the office or using the change of address form on the website.

4. Treasurers Report - Xuewei Ren

- Total current assets are approximately \$1,000,000, including \$300,000 in the bank and \$560,000 in Edward Jones accounts.
- Accounting expenses increased due to payroll setup, but hourly payroll is currently 33% over budget.

Balance Sheet as of January 31st, 2025

• US Bank Operating Account	\$1,255.36
• Collegiate Peaks Bank - Operating	\$309,984.67
• High Country - Office Operating	\$3,416.38
• High Country Savings - Operating	\$13,869.96
• Edward Jones Operating	\$38,127.53
• Edward Jones - Reserve Funds	\$560,244.65
• Total for Bank Accounts	\$922,690.57
• Total for Accounts Receivable	\$11,156.31
• Total for Current Assets	\$1,019,528.39
• Total for Other Current Assets	\$85,681.51
• Total for Fixed Assets	\$240,393.39
• Total Assets	\$1,259,921.78
• Total for Accounts Payable	\$4,031.34
• Total for Other Current Liabilities	\$32,080.26
• Total for Current Liabilities	\$36,111.60
• Total for Equity	\$1,223,810.18
• Total for Liabilities and Equity	\$1,259,921.78

5. Facilities: Cody Bathauer

James has been officially hired as the caretaker following a successful trial period and review.

6. Old Business

- Fire Mitigation: A contractor has been selected for the project. Xuewei Ren is drafting the contract for board approval within two days, with an expected start date of March 1st.

7. New Business

- Operations Manager Position: The board is discussing hiring a professional operations manager to handle HR, HOA regulations, and day-to-day operations to reduce board member burnout.

Staffing Change: It was announced that Terena is no longer employed by or residing at CORA as of February 13th, 2026

- Board Resignation: Cody Bathauer formally stepped down as president into an at large position and offered to lead a new committee to help hire and qualify an Operations Manager. He will leave the board in 30 days. Shandel will move into the presidents role.

Owner Questions and comments:

- Carol Abbot asked what the estimated cost for the contractor for fire mitigation is, Xuewei answered \$45,000
- Nick Miller asked what happened to the Swift grant. Xuewei answered that we were rejected, their funds are also very limited
- Doug Gallegos asked how much the dues will go up if a manager / management company is hired.
- Cody answered: The search is just starting, we do not have an answer on the cost . Carol Abbott stated the budget is already set for this year, the budget will be evaluated next year to determine how much dues may increase. Cora is changing with the times.
- Lori Goin asked if the operations manager will take over the office manager role or are we hiring for two positions? Cody answered that this position can be one position to oversee HR, employees and office duties and Xuewei will continue to automate processes.

- Jay Talley asked why the Board can not oversee the staff instead of hiring a manager. Cody expressed the Board is strictly a volunteer board and a paid manager position should be responsible for these tasks. Shandel said, with her experience from past HOA's there has always been a manager handling jobs that the Board is currently responsible for, and this is extremely time consuming and should be a paid position.
- Susan Eccles What is the next step? What does this job description and qualifications look like? Cody stated that we are in the information gathering phase and that he and Shandel are starting to put together a job description and information and place ads.
- Susan and Cindy said they can help out on a hiring committee.
- Cody announced if you would like to be on the hiring committee please email manger.cora@gmail.com
- Cody expressed his thanks to the current board members

Adjournment:

A motion was made to adjourn the meeting by Shandel and seconded by Suzi

Meeting adjourned at 7:17 PM MST

Suzi Bradbury
Cora Board Secretary