

Campground of the Rockies
Monthly Board Meeting
March 18th, 2026

1. Call to order and attendance @ 6:05 PM DST

- **Board Members Present:**
- Shandel Winchell - President
- Xuewei Ren - Treasurer
- Tom Paquette - Co-Treasurer
- Suzi Bradbury - Secretary
- Bill Brown - At Large

Owners Attending via Zoom:

Karen Borowski DSP 92	Rhonda Fritz RGS 18
Judy Brown. DSP 50	Jay Talley. DSP 41
Brandy & Pete Montour SN 30	Ralph & Betty Choat. CS 27
Alan & Diane Buck SN 4	Del Schneider. RGS 27
WJ Smith. DSP 54	Gail Lily. SN 72
Jim & Sara Kelly. DSP 53	Cindy Pacheco. SN 115
Cavin & Lori Goin. SN 189	Shanon Blankenship. DSP 25
Wendy Zollner. CS 18	Doris Rapp. RGS 17
Karen Mock. SN 210	Doug Bradbury CS 10
John Porter CS 2	Susan Eccles SN 14
Linda Ring RGS 7	Rich Lofton. CS 34
Shauna Lofton CS 34	Don Newton. DSP 85
Anita Dill. SN 89	Tom Abernethy. DSP 56
Carol Abbott. CS 14	Jeff Witkins CS 33
John Tidwell. SN 19	Laureen Gonzales. CS 4
Bill & Lin Smith. DSP 54	Mark Scofield CS 1
Cody Bathauer. SN 227	Brad DeSandro. SN 164

2. Approval of Minutes

Motion: A motion was made by Tom Paquette and Seconded by Bill Brown to approve the minutes from February 18th, 2026

3. Office Report: - Xuewei Ren

Terena has left the staff; there will be no dedicated office staff until a new Operations Manager is hired.

- Xuewei is currently handling office work on Wednesdays and Saturdays
- Remote voicemail checkup has been enabled
- A new coin machine that can handle up to 3,000 quarters has been installed for laundry services
- Efforts are being made to reduce bureaucracy, such as allowing address changes via email rather than requiring paper forms
- New security cameras are being considered to address recent theft issues, possibly including AI for theft detection
- The board is working on redesigning the website to host it independently
- The store in the clubhouse will be closed to clear space
Current past-due balances for the association total approximately \$9,000 across six or seven owners

4. Treasurer's Report: - Tom Paquette

- Total income for the halfway point of the fiscal year is \$512,000, primarily from dues.
- Payroll is now fully integrated into QuickBooks.

Balance Sheet as of February 28th, 2026

• US Bank Operating Account	\$1,255.36
• Collegiate Peaks Bank - Operating	\$299,937.86
• High Country - Office Operating	\$2,673.40
• High Country Savings - Operating	\$13,870.67
• Edward Jones Operating	\$0.88
• Edward Jones - Reserve Funds	\$614,017.01
• Total for Bank Accounts	\$927,471.70
• Total for Accounts Receivable	\$8,891.06
• Total for Current Assets	\$1,023,232.33
• Total for Other Current Assets	\$86,869.57
• Total for Fixed Assets	\$240,393.39
• Total Assets	\$1,263,625.72
• Total for Accounts Payable	\$14,140.31
• Total for Other Current Liabilities	\$33,478.79
• Total for Current Liabilities	\$47,619.10

- Total for Equity \$1,216,006.62
- Total for Liabilities and Equity \$1,263,625.72

5. Facilities Report: Shandell Winchell

The board is now using MaintainX to track and record all facility maintenance tasks.

Completed Tasks:

- Repaired broken fences at the propane refill station.
- Removed some broken picnic tables from the front office area.
- Put up new speed limit signs around the property to replace the damaged ones
- Put up “no fire” signs around the property given to us from Firewise USA
- Installed 2 new thermostats in the clubhouse
- Repaired loose siding on the front of the clubhouse
- Greased the gate hinges
- Replaced 4 fittings for the gate
- Organized the pool room and chemical area.
- WiFi tower on Service Center B repaired
- Service Center C women’s bathroom toilets are complete. Last one is the men’s restrooms for Service Center C
- New soap dispensers installed in Service Centers B and C.
- Repaired the wood shop stove pipe
- Repair tires on white golf cart
- Oil change in white facility truck and window motor repaired
- Heating element replaced on laundry dryer
- Cleared a downed tree near the C&S service center.

5. Committee Reports

Social Committee: Activities are expected to begin in May and June.

Finance Committee: A review meeting is being set up with Edward Jones for the annual reserve study.

Budget Committee: Carol Abbott is looking for volunteers for the committee, which will begin organizing in May for the upcoming budget cycle.

Old Business:

Fire Mitigation: Jeff has already started work on cutting down branches
Operations Manager: Received about 12 resumes, and start interviewing
Staff changes: James resigned, last day will be April 3rd

New Business:

In our Rules & Regulations under General #8
Only one qualified camping vehicle is allowed per lot. A second movable unit, - owned by the lot owner, may reside on a lot. Both units must abide by Park County rules and regulations regarding camping vehicles.

- The dry storage lot will be extended to 12 months.
- Current President shandel is stepping down to At Large
- Bill Brown was appointed back to At Large

Owner Questions:

- Cindy Pacheco asked if Rich was paid or a volunteer as Facility Supervisor
Xuewei answered: Rich is a volunteer
- Carol Abbott asked about the fire signs. Rich answered: Fire signs provided by Firewise will be put up, but taken down or covered up when fire ban lifted.
(2) Who are we contracting with for fire mitigation? Shandel answered: Jeff Witkins is performing the fire mitigation work, he gave us the best out of three bids.
(3) asked why the store is being closed, and if the store will be closed permanently. Xuewei answered: No one is there to do restocking.
- Carol shared that she feels the store should be reevaluated and that it was a decent money maker

- Cindy Pacheco suggested suspending the store closing until Operations Manager is hired, and make the store available during business hours.
- Mark Scofield asked if we are going to be putting down the speed bumps, said that the speed bumps are the only thing that works. Rich answered: No, that the speed bumps will not be put in.
- Carol stated that we need to do something about the speed
- Lori Goin asked about (1) vending machines? Shandel said it is broken. Rich said it was working, but someone broke it.
(2) Has it been considered to going back to husband and wife team. Shandel answered: When one doesn't do their job, you lose both of them when trying to do corrective actions and feels it isn't a good idea. Shandel said we have been getting resumes in for the Operations Manager job posting.
- Carol provided her email address for those who are interested in assisting on the budget committee.
- Lori Goin asked about the water being turned on earlier due to the warm weather.
Rich: answered that it is not up to Cora to turn on the water. It is the state that tells Cora when to turn on / off the water. Carol said we are governed by the state, if they say yes we can go, if not, we can't. Cindy stated the water belongs to Aurora, not Cora and why we are not allowed to do any outside watering, Aurora owns the rights.
- Cody asked for any help on the hiring committee for hiring for new positions, open to any and all suggestions.
- Carol Abbott offered to help with interviewing

Adjournment:

- Bill Brown moved to adjourn the meeting at 7:12 PM, and the motion was seconded by Suzi Bradbury

Suzi Bradbury

Cora Board Secretary