

**Campground of the Rockies
Executive Meeting
May 20th, 2026**

1) Call to Order and Attendance

Meeting called to order @ 6:07 PM MDT

2) Board Members

Tom Paquette - President
Cody Bathauer - Treasurer
Suzi Bradbury - Secretary
Bill Brown - At Large
Nick Miller - At large

Employees:

Ronda Franklin - Operations Manager
Doug Gallegos - Facilities
Kris Evans - Facilities

Owners Attending via Zoom:

Rhonda Eaker SN 194	Pete & Brandy Montour SN 30
Don Newton DSP 85	Carol Abbott CS 14
Susan Eccles SN 14	Nadine Ludivig SN 200
Jay Talley DSP 41	John Tidwell DSP 67
Ed Adams SN 18	WJ Smith DSP 54
Anita Dill SN 89	Linda Ring RGS 7
Patricia Donahue DSP 77	Del Schneider RGS 27
Brad Desandro SN 164	Gail Lily SN72
Shawna Lofton CS 34	Lee Abbott CS 14
Shandel Winchell DSP 65	Rich Lofton SC 34
Karen Borowski DSP 92	Gerry & Doris Rap RGS 17
Rhonda Fritz RGS 18	Judy Brown DSP 50
Sherri Heronema SN 64	Randy Jones SN 210
Claudia Meteiver RSG 31	Doug Bradbury CS 10

3) Approval of April 15th 2026 Minutes

Nick made a motion, Bill Seconded the motion

4) Owner Comments (all comments will be added at the end)

5) Staffing

- Doug Gallegos has transitioned into the role of Facilities Foreman, leading maintenance alongside Kris Evans
- Ronda Franklin hired two new cleaners who have successfully commenced work cleaning the service centers. Sherry (Lead) and Mandy.

6). Facilities & Maintenance Report: - Doug Gallegos

- Wood Shop: Installed new 1.5" insulation and corrugated metal siding into the owner's wood shop
- Road Maintenance: Roads continue to be dragged utilizing the new fabricated road drag.
- SN Service Centers: New toilets have been installed in Service Centers A, B & C
- Installed hand soap dispensers
- Re-piped the midway house

7) Office Report - Ronda Franklin

- **Office Training** - Ronda received 3 days of software training on MaintainX from Xuewei before his departure.
- **Procedural training** with Shandel to catch up on a multi-month administrative backlog
- **Clubhouse Store:** The outer office community store will open during peak summer months to sell snacks, soda, ice cream. A volunteer sign-up list will be organized for owners interested in helping run the store
- **Office Hours:** Thursday-Monday 8 AM - 4 PM and open door hours will be 10 AM -12:00 PM, email or call if you need to schedule an appointment during closed door hours.
- A secure mail slot is available at the office door for after-hours drops
- Ronda ordered \$700 in replenishment supplies, following a trend of stolen facility cleaning items, paper towels, and toilet paper. Ronda purchased new locks that are all keyed the same for the sheds where the supplies are stored. Sherry and Mandy are keeping a log and inventory of the supplies.

8) Committees

- **Budget Committee - Carol**
- Has 5-6 people signed up, first meeting is June 3rd for planning, she will send out messages, still looking for more volunteers
- **Social Committee - Rhonda Fritz**
- Rhonda presented a rough draft of the summer activities calendar. Highlights include two children's craft events, Bingo, Pot Lucks, Pancake Breakfast's and a year-end Chili Cook Off. More volunteers are encouraged to sign up.
- White Elephant Table fund raiser begins in June. No furniture, electronics, or books.

9) Compliance Committee Report - Bill Brown

- **Cleanup Initiative:** Lot inspections will resume next week. Owners are reminded to keep their lots clean (clear away leaves, needles, dead wood) Compliance guidelines will be shared on the bulletin board in the clubhouse and via Cora Facebook group
- **Neighbors Helping Neighbors:** Launching a volunteer program to assist elderly or disabled residents who are unable to physically perform lot cleanup. Sign-up sheets will be posted on the bulletin board in the clubhouse.
- **Inoperable Vehicles & Lot Violations:** The committee is looking into reported issues regarding inoperable and unlicensed vehicles.

10) Treasurer's Report - Tom Paquette

Balance Sheet: As of April 30th, 2026

• US Bank Operating Account	\$1,138.64
• Collegiate Peaks Bank-Operating	\$231,297.18
• High Country - Office Operating	\$2,258.87
• High Country Savings - Operating	\$13,872.02
• Edward Jones - Operating	\$0.88
• Edward Jones - Reserve Funds	\$0.00
• Edward Jones	\$584,002.86
• Total Bank Accounts	\$828,286.97
• Total Account Receivable	\$7,277.61
• Total Current Assets	\$939,391.28
• Total for Other Current Assets	\$103,826.70
• Total for Fixed Assets	\$243,984.21
• Total Assets	\$1,183,375.49
• Total for Accounts Payable	\$2,180.58
• Total for Other Current Liabilities	\$31,094.69
• Total for Current Liabilities	\$33,491.03
• Total for Equity	\$1,149,884.46
• Total for Liabilities and Equity	\$1,183,375.49

Owner Comments:

- Nadine Ludivig requesting answers on year-round residence she reported - The board is going to get clarification from park county on F/T employees living onsite to care for the campground. Asked for a specific time frame for an answer.
- Del Reported possible year-round living in RGS and stated he supports Doug's presence as an employee caring for the campground.
- Patricia Donahue Asked if the pool roof can remain closed during the pool season. Doug Gallegos stated he has taken the tool away so no one can open the roof.

- Rhonda asked what the status is about having EV's plugged in at Cora. Bill stated that EV plugs can be converted to 110 and suggested to complete an incident report.
- Carol stated Cora's power grid is old and power boxes can overheat
- Rich stated that there is an area near the shop to drop off for metal and wood (no plastics)
- Shandel stated the dumpsters are full, Doug said pickup is scheduled for every Thursday. Shandel said she appreciates Ronda hiring two new cleaners and implementing inventory of supplies.
- Linda Ring asked about the pool opening which Doug stated the boiler needs to be brought up to 72 degrees before the pool will be operational.

9) Old Business:

- Fire Mitigation - Nick Miller
- Nick stated Jeff and Rich had cleaned up 15 acres of slash (including the slash that was left behind by the last fire mitigation contractor), chipping and cutting wood making sure there is 10 ft between trees.
- Nick will be revisiting the grant for fire mitigation to work with some of the fire crews out of Buena Vista
- Tom stated that Jeff said they should be done with fire mitigation by next week.
- Still a speeding issue on Narrow Gauge Rd. Once we get the office up and running the board will reassess different options, Bill and Tom have some ideas they will research.
- Tom stated that the contract we have with Jeff's business states the wood belongs to Jeff. Free wood will be made available when mitigation is complete.

10) New Business

- Owners are not to "help themselves" to supplies and firewood at the shop

Adjournment:

Cody made a motion to adjourn, Bill seconded the motion

Meeting adjourned @ 7:20 PM MDT

Suzi Bradbury
Cora Board Secretary