

**Campground of the Rockies
Monthly Board Meeting
June 13th, 2026**

1). Call to Order and Attendance

Meeting called to order @ 10:07 AM MDT

2) Board Members

Tom Paquette - President
Cody Bathauer - Treasurer
Suzi Bradbury - Secretary
Bill Brown - At Large
Nick Miller - At Large
Kirsta Varner - At Large (Unable to attend)

Owners present:

Ronda Fritz RGS 18	Joni Brown DSP 86
Larry Chiuppi DSP 24	David Root RGS 26
Stuart Williams SN 15	Doug Gallegos SN 133
Bill & Susan Ockert SN 78	Sue Shaw DSP 73
Pamela Salm SN 161	Cavin & Lori Goin SN 188
Linda Childs SN 168	Pam McGaugh SN 96
Brenda Flick SN 96	Lars Seljevold SN 45
Pat Switzer SN 39	Paul Trost DSP 89
Don & Susan Eccles SN 14	Sharon Dawson DSP 84
Tom Jones DSP 15	Bill & Lin Smith DSP 54
Delles & Allura Schneider RGS 27	Claudia Meteiver RGS 31
Phil Hughes DSP 58	Mike Smith & Janice Wilkins SN 173
Vicki Nickels SN 95	Larry & Laura Ormsby CS 26
Jerry Sharp DSP 46	Rich Lofton CS 34
Anita Dill SN 89	Shon Kuta CS 3
Carol Abbott CS 14	

Owners present via Zoom

Gary & Doris Rapp RGS17	Doug Bradbury CS10
Mike Lujan DSP 2	Judy Brown DSP 50
Karen Mock SN 210	Syndy Villalba SN 131
Jay Talley DSP 41	Zane Finch DSP 43
Cindy Pacheco SN 115	Linda Ring RGS 7
Don Newton DSP 85	Jeff Witkins CS 33
Brad DeSandro SN 164	John Tidwell DSP 67
Shawna Lofton CS 34	David Needham SN 283
Mike Oborny CS 54	Janice Fazzino CS 58
Debbie Dowell DSP 57	Brandy & Peter Montour SN 30
Shandel Winchell DSP 65	Jim & Sara Kelly DSP 53
Randy Jones SN 210	Lori Kliethermes SN 86
David Clark DSP 99	Ryan Welch SN 222
Patti O'Donnel DSP 3	Kris Evans SN 153

3) Owner comments - Property Management Discussion

- Shandel reiterated what the property management company will handle; Accounts Payable, Accounts Receivable, compliance, zoom meetings, billing, collections, annual meeting mailers, answering phones, however we will still have an office coordinator in the office.
- Cindy Pacheco stated the board should be running the zoom meetings, which the board will run the executive zoom meetings. Cindy also asked about the camping time frame “Why aren’t we going by the 12-month period” Park county states May-October with additional 14 days for winter activities.
- Linda Ring asked how we qualified the management company, have we talked with other management companies, if anyone on the board is associated with them, and how did we pick them? Linda also said she researched management companies in Hartsel and Buena Vista and will email the list to us.
- Cody Bathauer stated these management company topics have been discussed over several times, the main benefit is the protection under their umbrella. One benefit is there is no annual contract, it is month to month and we can cancel at any time, and if anyone has other idea and research, bring this information to the board meetings.

4). Year-round occupancy

The board has been in communication with Park County to get a better understanding of the campground occupancy. Cora falls under the RVC zone and Park County states May-October with an additional 14 days of winter activity.

- **Winter & Caretaker Exemptions:** County rules explicitly permit caretakers and operations managers to stay on-site year-round. Additionally, provisions exist allowing winter presence for necessary infrastructure repairs and special projects (such as servicing the pool heater, water lines, or replacing the 22 clubhouse service center toilets) so that intensive maintenance avoids disrupting the peak summer season.
- County Complaint: Following a formal complaint filed with Park County by an individual regarding year-round occupancy, Board Member Nick Miller has initiated a comprehensive master ordinance document. This document aims to compile all federal, state and county rules in one clear reference guide.

5) Staffing

- Ronda unexpectedly resigned, and one of the cleaners (Mandy) followed Ronda. Sherry is still here as a cleaner and is doing all the cleaning herself, she is getting a lot of support from Doug, who is making sure she has the equipment she needs.

- Suzi and Shandel have been spending a lot of hours in the office trying to keep things running as much as they can, going over what has been done between Xuewei and Ronda.
- Amber Bacca is interested in coming back as the office coordinator, she knows how the office runs and knows a lot of the systems that are already in place, which will allow us to get back into full operation quickly.

6) Property management

- The board has burned out with all the duties that the board is taking on in the absence of an office coordinator or operations manager. The board can't be compensated for this job, and it's more than 5 people on the board can do.
- We're working with a proposal with Goodwin and Company who operates in Colorado and Texas with 1,300 clientele, with a 98% retention. No long-term contract, can be cancelled with a 30 day notice, if it's not what we're looking for. Shandel will go over the cost analysis . Goodwin reports to the board.
- **Financial Breakdown:** Shandel Winchell presented a detailed cost-benefit analysis. The base cost for the management company translates to an annual assessment increase of **\$46.98 per lot** (spread across CORA's 512 lots). However, because the company offsets existing expenses like standalone payroll software, legal fees, and accounting services, the real net increase to the community budget is anticipated to be negligible.

7) Fire Mitigation - was supposed to be 5 acres, but turned into 15 acres due to previous company not completing the job. A skid steer / mulcher was rented and run through the burn pile since we could not burn it, we didn't want two years accumulation.

- The fall will cost more due to the steepness.
- Firewood that was cut down from that operation, belongs to Jeff. There is a limited amount of free wood, but do not stock it around your property.

Cora store - has been closed, planning on reopening it. We want owner volunteers to run the store, send an email to Tom with days or hours you can volunteer in the store.

Golf Carts - We presently have a policy that if you have a medical condition that requires the use of a golf cart. They cannot be run on the switchback, only used up top, or on the bottom, we're looking into addressing that.

Burn pile - Please do not leave the material in plastic bags, you must dump out the material from the bag. Cora has purchased brown paper lawn bags from Lowes or Home Depot, they are \$1.00 each and we are putting them in the clubhouse using the honor system. Put your money in the money box.

Committees:

Budget Committee: Carol - The budget committee has about 13 people, just started meeting this month. Fire mitigation has taken a chunk out of the budget. Will have more to update at the next month.

Social Committee: Rhonda - A full list of summer activities is posted in the clubhouse and service centers. We have pot lucks, bingo, chili cookout, potato bar, pancake breakfasts on the agenda. Tom and Carol Abbot donated a popcorn machine for the social activities in the clubhouse. Carol will pin the activity list to the Facebook group.

The white elephant table will be set up after the meeting. \$1,400 was raised last year for the Fairplay Boys and Girls Club and the Food Bank. No TV's, furniture or books.

Compliance Committee: Bill - Lack of cooperation from owners. The current board is really being proactive, working with a couple of owners who have great ideas on projects. Bill and Joni inspected all 512 lots, most lots are in compliance, a few are way out of compliance. We would like to see owners pick up the dead leaves, pine needles under pine trees, which are a real fire hazard. If we don't take care of these things, we will have difficulty maintaining our insurance. Starting neighbor helping neighbor program, will help people clean up lots who are unable to do themselves. Need volunteers to help with this.

Tom suggested Bill post the days they may be cleaning up lots so people can help if they are there.

Additional Owner Comments

- Cindy highlighted specific sections of Park County government zoning rules regarding recreational vehicle park campgrounds to ensure the board incorporates winter usage allowances—such as storage or temporary winter skiing access—correctly into the document.
- David asked how owners are notified if they are not in compliance. Bill answered that a notice will be mailed out, 30 days is allowed for the correction. Cora has a fine structure in place after a 2nd notice goes out. Carol suggested possibly placing a lien on the property, which the management company would send out.
- David Needham SN asked about the tree spraying and how to get on the list. Susan Eccles stated that Vicki Jones organizes it every other year and has the contact information.
- Del Schneider stated he noticed a few speed limit signs missing, Tom will contact the facilities team (Doug) and take a look at it to get the signs back up.
- Lori Goin - Regarding the document that Cora is developing, stated that Cora is a 365 day year round campground, and needs to be made available to everyone. Tom stated the park county document is 105 pages on zoning, seems to be some contradictions regarding the months we can be open vs the 12 month period.

- Linda Ring asked when will the budget go out and can you email it. Carol said the budget will go out by the end of July.
- Mike Lujan asked about the cleaning schedule, the tiles on the side are pretty dirty. Tom said he will confer with Doug on the pool cleaning schedule.
- David asked how owners are notified if their lot is not in compliance. Bill answered that a violation notice is mailed out to the home address. David also asked about the tree spraying program which in past years was spearheaded by Vickie Jones.
- Del Schneider noticed a few speed limit signs missing, the board will follow up with the maintenance team.
- Linda Ring asked when the budget would be ready, Carol answered that it will be provided prior to the annual meeting.
- Mike Lujan asked about the pool cleaning schedule, said it doesn't look good, Tom will follow up with Doug on the maintenance team.

Treasurer Report

Balance Sheet: As of May 30th, 2026

• US Bank Operating Account	\$1,138.64
• Collegiate Peaks Bank-Operating	\$187,234.22
• High Country - Office Operating	\$1,789.53
• High Country Savings - Operating	\$13,872.70
• Collegiate Peaks CD	\$0.00
• Edward Jones - Operating	\$0.88
• Edward Jones - Reserve Funds	\$0.00
• Edward Jones	\$624,405.43
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• Total Bank Accounts	\$824,157.92
• Total Account Receivable	\$7,308.19
• Total Current Assets	\$939,790.15
• Total for Other Current Assets	\$108,324.04
• Total for Fixed Assets	\$243,984.21
• Total Assets	\$1,183,774.36
• Total for Accounts Payable	\$62,702.57
• Total for Other Current Liabilities	\$35,613.54
• Total for Current Liabilities	\$99,826.40
• Total for Equity	\$1,083,947.96
• Total for Liabilities and Equity	\$1,183,774.36

Approval of May 2026 minutes via board email

Tom made a motion to approve the minutes, Suzi seconded the motion

Adjournment:

Suzi made the motion to adjourn, Nick seconded the motion.

Meeting adjourned @ 12:05 PM MDT

Suzi Bradbury
Cora Board Secretary