**Campground of the Rockies**
**Special Meeting**
**June 24th, 2026**
**Vote Ratification**
**For Property Management Company**

**Call to order by Tom @ 6:15 PM MDT**

**Board Members Present**

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

**Members present via Zoom**

Judy Brown DSP 50
Doris & Gerry Rapp RGS 17
Alan & Diane Buck SN 4
Larry Chiuppi DSP 24
Cindy Pacheco SN 115
WJ Smith DSP 54
Claudia Clark SN 279
Brad DeSandro SN 164
Jay Talley DSP 41
Zane Finch DSP 43
Don Johnson DSP 41
Linda Ring RGS 7
Scott Grace RGS 1
Don Eccles SN 14
Alisha Kinsey
Kelley Kionsey
Kay Greenlee SN 186
Rich & Sandy Brookman SN 286
Del Schneider RGS 27
Carol Abbott CS 14
Rachel Vonsiebenhoven SN 94
Stuart Williams SN 15
Rhonda Eaker SN 194
Mike Oborny CS 54
Lori Goin SN 188
John Tidwell DSP 67
Laureen Gonzales CS 4
Karen Mock DSP 52
Rhonda Fritz RGS 18
Debbie Dowell DSP 57
Don Newton DSP 85
Syndy Villalba SN 131
Ralph Choate CS 27
Bill & Susan Ockert DSP 6
Randy Jones SN 210
Lee Abbott CS 14
Bill & Linda Smith
John & Stacy Salvatore DSP 72
Vanessa Paswaters SN 237
Derek Barker SN 11
Pat Switzer SN 39

**1. Meeting Purpose:** Tom clarified that although the board had previously voted to pursue a property management company during an executive meeting on June 3rd, 2026, it was brought to their attention that an official vote regarding contracts of this type must take place during a General Assembly/General Owners meeting. The purpose of this meeting was to fulfill that legal obligation and hold the formal board vote.

- **Open Session Rules:** Members were informed of a strict 2-minute time limit per comment during the open question session.

## 2. Main Agenda Item: Property Management Contract Vote

- **Motion:** Kirsta made a formal motion to sign a property management contract with **Goodwin and Company**.
- **Second:** Cody seconded the motion.
- **Roll Call Vote (Suzi):**

| | |
|---|---|
| Tom - Yes | Kirsta - Yes |
| Cody - Yes | Nick - Yes |
| Bill - Yes | Suzi - Yes |

- **Result:** The motion passed unanimously with a 6-0 vote. The board will proceed with executing the path forward with Goodwin and Company.
- **Contract Negotiations:** Tom thanked the board and extended special recognition to Shandel for aggressively negotiating terms away from a "vanilla flavored" baseline, ensuring the contract was thoroughly vetted and tailored to the community's advantage.

## 3. Open Forum and Community Q&A

### A. Cost Concerns & Financial Impact

- **Stacy Salvatore -** asked about the specific cost to owners and requested information on why the previous meeting minutes/agenda hadn't been shared.
- **Response:** Tom explained that the minutes from Saturday's meeting were still being compiled by Suzi and must be officially approved at the July meeting before general publication. Regarding cost, Shandel's current estimate is roughly **$47 to $48 per lot, per year**. Tom highlighted that this number is an estimate because certain existing overhead expenses (e.g., QuickBooks licensing, independent CPAs, and particular insurance premiums) will be absorbed by the management company, offsetting the net cost.
- Larry Chiuppi and Budget Committee Chair Carol interjected to warn residents not to rigidly depend on a simple $50 total assessment increase. They noted that independent line items—such as rising fuel prices, supply chain costs, and a massive surge in required

**fire mitigation** (escalating from a $35,000 baseline last year to an estimated **$75,000+** next year)—will impact the upcoming budget layout.

- **Budget Progress:** Carol noted the Budget Committee has been meeting 3 hours a week across two nights since the beginning of June, reviewing layouts both with and without a management company to project the absolute best path forward for all campgrounds.
- Stacy Salvatore asked if the final property management contract be openly shared with all paying lot owners.
- **Response:** Tom acknowledged the request, admitting it wasn't standard practice previously but committed to bringing the proposal to share the document up for discussion at the next executive board meeting. Tom reminded owners that the contract is built on a highly flexible **month-by-month framework** requiring only a **30-day notice of cancellation** at any moment.
- Stuart Williams **-** asked for clarification regarding the transition away from their former insurance company and how liabilities would pivot.
- **Response:** Tom clarified that CORA will retain its direct liability and flood policies. However, complex, high-risk components like workers' compensation insurance will now be fully covered under Goodwin and Company's corporate employee framework.
- Stacey Salvatore asked for a brief description of what the management company will be doing for us
- **Response:** Tom explicitly listed the duties Goodwin and Company will execute under board direction:
    - Employee hiring, onboarding, and mandatory HR training
    - Provision of "Town Square" software allowing owners to view accounts and settle dues online
    - Full handling of accounts receivable, accounts payable, and generalized bookkeeping
    - Processing general mailers and organizing meeting materials
    - General administrative support to reduce the board's manual operations load, though the **Board maintains ultimate final decision-making power** over everything.
    - Dues and collections
    - Call the meetings and take notes and type minutes.

- **Covenant Violations & Registrations:** Stuart Williams brought up vehicle compliance, referencing a recent automated notification concerning expired vehicle tags and registrations. Tom and Stuart reminded the group that compliance remains fully active. Tom detailed that the board retains the right to delegate how heavily the property manager steps in; if CORA utilizes internal staff (Amber, Doug, Chris) or volunteers to manage compliance tasks, they avoid extra service fees from the management company.

- **Bylaws Review:** Carol strongly recommended that all 512 lot owners deeply review the community bylaws, covenants, and rules provided at their closing dates to prevent unexpected compliance penalties. Carol emphasized that a primary reason for bringing in a property manager is their expert tracking of massive shifts in state HOA regulations over the last 5 to 10 years, which local volunteer boards lack the training to properly navigate.

- Stacey Salvator - Asked if the Rules & Regulations can be pinned on Facebook as a reminder to let people know to get familiar with our bylaws and Rules. Carol stated the bylaws and rules are all on the website where everyone should be going to read this information

- Rhonda Fritz - Stated that most all management companies will have all the rules & regulations pinned to their site where they can be viewed in the portal where you can pay your payments.

- Kay Greenlee - 1) Asked if the office will be manned. Tom stated that Amber just started and will be working Thurs-Sun on her permanent schedule 9-1 2) Asked about evacuation plan in place. Tom stated our long term goals are to review the exits and how to mark them better, emergency routes need to be planned out better. Suzi stated that the Code Red app can be utilized to get fire alerts.

- **Zoom user comments**

Doris Rapp: Thanks to all the Board Members. You are all doing a great job.

Alishia Kinsey: Thank you!

## 4. Adjournment

- **Motion to Adjourn:** was made by Cody, Suzi Seconded the motion

**Meeting Adjourned** @ 7:40 PM MDT

***Suzi Bradbury***
***Cora Board Secretary***