

**Campground of the Rockies
Monthly Board Meeting
July 11th, 2026**

Call to order and attendance

Meeting called to order @ 10:08 AM MDT

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

Employees attending

Amber Bacca - Office Coordinator
Doug Gallegos - Facilities
Kris Evans - Facilities

Members attending in person

Carol Abbott CS 14	Joni & Bill Brown DSP 86
Judy Brown DSP 50	Kirsta Varner SN 140
Addie Haberkorn SN 36	Larry Chiuppi DSP 24
Rhonda Fritz RGS 18	Stacey & John Salvatore DSP 72
Kris Evans SN 153	Zane Finch DSP 43
Sue Shaw DSP 73	Andrew Salm SN 161
Susan & Don Eccles SN 14	John Tidwell SN 19
Shanon Blankenship DSP 25	Doug Gallegos SN 133
Lee Abbott CS 14	Brad DeSandro SN 164
Delles & Allura Schneider	Karen Borowski DSP 92
Donald Lang SN 255	Paul Trost DSO 89
Janice Wilkins SN 173	Janet Pilger DSP 56
Danny Foster DSP 75	Lars Seljevold SN 45
Dennis & Debbie Dowell DSP 57	Vicki Nickels SN 295
Sharon Dawson DSP 84	Ian Cortez SN 213
Barb Rullo SN 84	Tom & Deb James DSP 15

Members attending via Zoom

Gerry & Doris Rapp RGS 17	Ken & Cindy Pacheco SN 115
Linda Ring RGS 07	Lori Goin SN 188
Michael Lujan DSP 02	Mike Oborny CS 54

Claudia Meteiver RGS 31
Gina Lujan-Munoz SN 55
Shauna Lofton CS 34
Lori Kliethermes SN 86
Cody Bathauer SN 227
Shon Kuta CS 03
Randy Jones SN 210
Richard & Sandra Brookman SN 286

Nick Miller RGS 13
Patti O'Donnell DSP 03
Derek Barker SN 11
Alishia Kinsey RGS 21
Ed Adams SN 18
Bill & Linda Smith DSP 54
Vanessa Paswaters SN 237

Approval of June 13th, 2026 minutes

Tom asked for a motion to approve the minutes as published, Seconded by Suzi, all board members in favor - minutes approved.

Questions

Stacey Salvatore asked if speeding fines will need a policy change, Tom stated yes and that Goodwin management company will have a lot more experience in enforcing the speeding.

Facilities Updates - Doug Gallegos

- Maintenance of the grounds, cutting the grass, maintaining the pool, maintaining the vehicles with oil changes. Making great progress in the owners shop, still have a little bit left to do.
- The pool was closed for two hours yesterday due to cloudiness, chemicals have since been balanced and pool opened back up, temperature has been hovering around 82 degrees.
- Chemicals are tested every morning, changed filters.
- The boiler is being temperamental. Working on a proposal for boiler replacement.
- Piggy backing continues through the gate.

Someone asked why the speed bumps taken out. Doug said that they drag the roads twice a week and it's very difficult to remove them

Cindy asked if anyone has considered a speed committee.

Office Coordinator - Amber Bacca

- Catching up on office duties, asking for patience as she cleans up the office.
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- If you reach out to the office, please only leave one email or one voicemail, when duplicate emails or voicemails are sent, it takes longer to go through and document each one which in turns takes longer to get back to other people.

- Office hours are 10:00 am to 1:00 PM. Hours could possible expand once office is cleaned up.
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- We're looking for Cora store volunteers who can work the front part of the office selling snacks.
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- The first annual meeting mailer went out last week, Amber and Suzi worked hard to get this out in a timely manner. Board nominee petitions were included, must be returned by end of business day on July 24th.
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- Volunteers helped stuff and label the envelopes.
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- The next mailer will go out the first week of August, and the electric and dues will go out early September. Please update your mailing address, email and phone numbers.
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- Processing new owners who may have not been provided the rules & regulations and onboarded properly in the last year. Amber is cleaning up and updating information.
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- The clubhouse printer is working again.
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- Bear safety - Secure food, do not leave food, trash or cooler outside, lock freezers or refrigerators in the shed. A bear broke into a shed and got to a lot of meat. Make sure the carabiners are secure on the dumpster doors. Clean BBQ grills.
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- Please do not contact the office or facilities team to check on your property. Our facilities team makes daily rounds. You can post on the Facebook page or Cora Folks to ask if anyone can check on your lot.

Message from the President - Tom Paquette

- Update on the property management company: A contract has been signed, they will start August 1st.
- This next month we're using at a transition period. We're collecting the data for them to take over bookkeeping.
- Owner names & addresses, vendor list are all being uploaded into Goodwin's database.
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- Michelle Franca our CPA has been very helpful in getting that information sent in.
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- Goodwin uses Town Square software, everyone will have an account on it. You will be able to see your bills for propane, electricity, you can pay right on the website.
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- Everyone will be able to update their information, they will be helping with the monthly board meetings.
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- Our community manager will be Michelle Bermijo.

- Goodwin has 24/7 phone service.

Harassment of Employees:

- Right now Amber, Doug, Kris and Sherry all report to Tom. Owners have come into the office to rant to them about things they have no control over. This will not be tolerated!
- First incident of harassment will be loss of propane services for a month. Second offense will be permanent loss of propane.

Open Fires

- If anyone is caught having an open fire in a fire ban:
- First Offense - No propane services for a month.
- Second Offense - No propane services extended another month. If it continues, they will lose their propane service as well.

Board Positions:

With the property management company taking over, there will be no bookkeeping, HR, accounting, issues owners have will go through the PMC. The board will be there to govern, guide, approve and authorize things. This is a great opportunity for people to join the board. We will still have monthly executive board meetings.

Volunteers:

Still need volunteers, the WOW committee only has one volunteer. It doesn't take up much of your time. Please just help out where you can.

Burn Pile:

No plastic bags. The bags must be emptied. Brown refuse paper bags have been ordered. You can purchase the bags in the clubhouse on the honor system. A cash box is located in the kitchen. Fill out the slip of paper and place in the box with the money, this includes for ice as well.

Committee Reports:

Budget Committee - Carol Abbott

Meeting twice a week, averaging 90 minutes. Carol thanked all the volunteers who have been working diligently on the budget.

Waste removal: we get charged for things that are not allowed in the dumpsters.

Fire mitigation is a big part of the budget increase.

The property management company has been figured into this budget.

The increase is minimal, the budget is almost finalized, still have a few more tweaks to make.

Clarification on budget committee - Larry Chiuppi

The main purpose of the budget is to establish the HOA fee

Social Committee - Rhonda Fritz

As of last night, \$629.71 has been donated to the white elephant table.

Pancake breakfast had about 75-100 people

The donation jar at the pancake breakfast received \$181 in donations, this helps fund future breakfasts.

Yard sale is next weekend. Anything you don't sell, please consider donating to the white elephant table. Please - No TV's, books or furniture.

Compliance Committee - Bill

Really making some progress, a lot of folks are starting to clean up.

Violations and warning letters have been sent out. It takes 4 months to complete the violation circuit.

Dead trees are a problem on owner lots in SN.

Vehicles need to be licensed, don't run, need to be removed.

A boat trailer had a registration of 2005.

Small utility trailers for ATV's and such need to be licensed. Utility trailers for water tanks, no need to register.

Questions

Sue Shaw asked if a formula is used to figure out the costs for upper and lower lots just for the property management piece of the budget. Carol stated the bylaws have a specific calculation to be used between the upper and lower campgrounds.

Tom stated the governing documents which state the percentage difference will have to be reevaluated to see if it's applicable to all that's going on now that we have a property management company

Rhonda asked what areas of fire mitigation will be completed next, it's looking really brown above RGS. A special assessment was suggested by Rhonda to get rid of the dead trees and seconded by Linda ring. Carol stated a fire mitigation document was created that outlines the projection out to 2033 doing 10 acres a year. Carol suggested year-round mitigation should be tried weather permitting.

Tom posed a question to the owners at the meeting in person

"If we did a special assessment and said, it's going to cost you an extra \$300-\$500 for getting another 10 or 20 acres done, who would be in favor of that?"

It was a 50/50 mix

Susan Eccles stated that SN only has one way down, and the evacuation routes are not very visible. Tom stated that windy point on Box car Loop is not an evacuation route.

Tom has talked with Jeff about utilizing some of the trees taken down to mark paths.

Linda Ring respectively asked the board to look into this fire mitigation with a special assessment.

Larry Chiuppi stated that a special assessment needs to be voted on and that the annual meeting might be a good time to bring it up.

Carol reiterated the Facebook page is for owners only and people asking to join need to be listed on the property deed or they will be declined.

Treasurer's Report

Balance Sheet: As of June 30th, 2026

• US Bank Operating Account	\$1,138.64
• Collegiate Peaks Bank-Operating	\$93,608.89
• High Country - Office Operating	\$1,429.13
• High Country Savings - Operating	\$13,873.36
• Collegiate Peaks CD	\$0.00
• Edward Jones - Operating	\$0.88
• Edward Jones - Reserve Funds	\$624,405.43
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• Total Bank Accounts	\$729,897.85
• Total Account Receivable	\$7,308.56
• Total Current Assets	\$845,077.92
• Total for Other Current Assets	\$107,871.51
• Total for Fixed Assets	\$243,984.21
• Total Assets	\$1,089,062.13
• Total for Accounts Payable	\$13,743.96
• Total for Other Current Liabilities	\$35,216.43
• Total for Current Liabilities	\$49,085.00
• Total for Equity	\$1,039,977.13
• Total for Liabilities and Equity	\$1,089,062.13

Adjournment

Bill made a motion to adjourn, Nick seconded the motion
Meeting adjourned at 12:10 PM MDT

Suzi Bradbury
Cora Board Secretary