

CAMPGROUND OF THE ROCKIES ASSOCIATION
BOARD of DIRECTORS MEETING AGENDA
Conference Call: 515-739-1451 Access Code: 889145#
19 March 2019 – 6:00 P.M.MST

Board Members Attending:

Kristie Divinski, Joyce Derby, Mark Wiseman

Late Arrival:

Mary Grove

Board Members Absent:

Brandon Walker, Loren Woods, Caretakers: Jane and Tom Tingle

Owners on call:

Milt Shaw	S&N 216/217	Randy Whisenhunt	S&N 42
Marlene Jones	S&N 293	Dan Eccles	S&N 14
Frank Salvador	S&N 289/290	David White & Karen Pulley	S&N 241
Glenn Gerk	S&N 55	Jay Tally	DSP 41
Jimmy Godby	S&N 252/253	Pat O'Donnell	DSP 3

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. INTRODUCTION OF BOARD MEMBERS**
- D. MINUTES OF 19 February 2019**
 - a. Mark motioned to approve and Joyce seconded.
- E. CARETAKERS REPORT**
 - a. Report was received by Mary but Tom and Jane are out of town.
 - b. Will be published as an addendum to these minutes but covered in April meeting.
- F. FACILITIES REPORT**
 - a. Road Issues
 - b. Water Usage – Problem
 - i. CORA is losing a lot of water based on monthly meter readings. The issue is suspected to be in the lower campground.
 - ii. The detection company will be at CORA next week. Repairs will be done accordingly.
 - c. Culvert/Bridge Status/Progress
 - i. Since the flood washed the area out last summer we have been in contact with Park County Road and Bridge for planning assistance. They provided three (3) options. Mark will meet with them tomorrow to discuss the culvert design as it calls for multiple culverts.
 - ii. Price will be a big factor.
 - iii. Chris Wolf does precast culverts – Mark discussed options with him
 - d. Pool Quote Status
 - i. Mark has been working very hard to get contractors willing to bid on the project. It has been very difficult to get contractors and the heavy snow has not helped. Most contractors already have full schedules for the summer. The

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pool will remain open until September and repairs scheduled after the end of season.

- ii. Mark has three (3) pool repair places willing to bid.
 - 1. Hanavhan Pools quoted 40,000 based on pictures Mark sent
 - 2. Crystal Clear Pools will charge 275.00 to come see the project and bid. Fee to be waived if he wins the contract.
 - 3. Arrowhead Pools will be out next week to bid.

G. TREASURER'S REPORT

- a. Joyce has been tracking monthly expenses to run CORA – estimates are 20,000-24,000 per month for all 'normal' bills and salaries.
- b. No one went into Collections this year but she expressed concern about having enough funds to make it through August.
- c. The Board will continue to keep a tight rein on the budget.
- d. The first Budget Committee meeting is scheduled for June 8 in the Clubhouse.

H. COMMITTEE REPORTS

- a. WIFI
 - i. John Robinson
 - 1. New modules were purchased at last year's prices. We are grandfathered in to the same price for four (4) years.
 - 2. Equipment was tested from Windy Point, S&N 99, S&N142, and Service Center A. Since they have been installed there have been no drops.
 - 3. The service will NOT be faster but will handle up to 200 people. The old system could only handle 15—20
 - 4. RGS will receive the next set of modules as they have no service.
 - 5. C&S will be after RGS.
 - 6. John is working very hard to stabilize service at CORA.
 - ii. Jim Godby has knowledge of paired lines coming toward CORA. When this happens it will greatly improve service at CORA. He will keep the Board posted.

I. OLD BUSINESS

- a. Jim Godby asked if we heard anything about the Reservoir from RORA.
 - i. Nothing has been heard from them at this time.

J. NEW BUSINESS

- a. Pool work will be scheduled for September.

K. OWNER COMMENTS (non-budget subjects)

- a. Please state your name and lot number for the record
- b. *If a member in good standing would like to make a statement they have to pre-register before the meeting starts. Each member will be allowed a maximum of 3 minutes.*
- c. Kristie reminded Owners they have 3 minutes to make their statement

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- d. **Marlene Jones**
 - i. Roads have not been plowed well and ditches have not been opened on the S&N road.
 - 1. As a result water is running onto the road making it muddy.
 - ii. She wants a better plowing policy as in the past.
 - iii. She feels S&N is being punished, the Board is being destructive, and the Board should be removed
- e. **Frank Salvador**
 - i. Feel intimidated by the Caretakers and they are aggressive.
 - ii. He does not like he has been asked not to have an open-carry weapon in CORA buildings.
 - 1. Board explained it is a safety issue for other Owners and children
 - 2. In his opinion, he should be allowed to do so if he chooses
 - 3. Kristie explained the Board had requested legal counsel and CORA is within our rights on private property
 - 4. He is in total disagreement on this issue
 - iii. Glenn Gerk complained no one on the Board called him back.
 - 1. Several members have had multiple conversations with him. It was explained there was no need for every member of the Board to call him back.
 - 2. He complained the maintenance building is closed and locked – he wants it open
 - a. Board explained he had broken the door and left without notifying anyone.
 - b. The Board replied with all the snow and weather we are keeping it closed.
 - c. Any Owner can come into the office to register, leave their driver's license, and use the building
 - d. He does not like that and wants it open now
 - 3. Glenn complained Tom had approached him in the bathroom to ask about tearing down the closed for repair signs and forcing the maintenance building door open, causing more damage. He feels he is being harassed.
 - a. He wanted to know why the door was not fixed last year.
 - b. Glenn became hostile; called Mark names and said Mark needs to be removed.
 - c. Kristie tried to explain the policy of use again but he is in disagreement.
 - iv. **Milt Shaw**
 - 1. Asked everyone to speak slower and a little louder

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2. Requested everyone put their phones on mute if they were not speaking so outside noises would not interfere with the conversation
 3. He was very disappointed in Owners not being productive
 4. Wants Owners to identify themselves before speaking
- v. Karen Pulley
1. Too increase participation wants meeting notices send out multiple times to remind owners about the meeting
- vi. Jay Talley
1. Agrees notice should be sent out 2-3 days before meeting
 2. Mary Grove reminded all the meeting schedule is printed out 4 months in advance on the web site and on CORA boards
- L. ADJOURNMENT
- Mark motioned to adjourn and Mary seconded it.

Addendum

Caretaker's Report

March 19, 2019

1. Painted / sealed floor in the mud room in the Caretaker's house
2. Did **A LOT** of snow plowing / shoveling
3. Checked emergency lights and worked on them – ordered new lights
4. Locked Service Center C&S
5. Fixed the Maintenance Barn overhead door - twice
6. Helped Phil Fisher fix the sewer plant blower motor #2 breaker that blew
7. Discussion with Tim Zingler regarding water leak in lower campground
8. Replaced bulbs in the exit signs throughout the clubhouse
9. Met with Jim Wilson three times regarding Security Cameras
10. Updated Rules & Regulations for the Board
11. Signs for C&S closure and dumpster closure
12. Called Mountain View Waste to have porta potty removed
13. Updated lot owner emails
14. Typed up referral letter that Mark created for Bruce & Jasmin Elliott
[Workampers]
15. Review and responded to Workamper resumes
16. Hired another Workamper couple for SN – Jim & Suzanne Hammons
17. Sent out three CORA News – Winter at CORA, Muddy Roads, Board Mtg
Agenda

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18. Met with Joyce & Ken to go over the routine while we're gone
19. Mailed statements to lot owners who are on payment plans
20. Printed employment forms and emailed them to Workampers
21. Called Mountain View Waste to let them know Service Center C dumpster is locked
22. Updated Notice of Annual Meeting to be posted throughout campground in April
23. Received and responded to 408 emails

Savings to CORA this month ~ None ☺

Secretary note:

The current year assessments were used to pay for some of last year's August bills. The assessment increase was not sufficient to cover current year's bills or put funds into the Reserve Account. Please review approved budget, P&L statements, and Meeting minutes.

Mark switched the last pool company (Arrowhead) and asked Marc's Hot Tub & Pool Repairs from Woodland Park to come instead on the 27th when we had American Leak Detection out to CORA. He showed up (to look at pool) along with Grenzi Flatwork from Fairplay (to look at ditch) before Leak Detection came at 10am.

Both Tom and Ralph have been plowing S&N road this year. Ralph has been doing it for many years and Tom has prior experience in heavy snow area.

The Maintenance Building was originally locked because the door was broken and a part was needed. Multiple repairs on the door have been made over the years. A new door is very expensive and CORA is trying to avoid having to do it this year.

Approved by:

Joyce Derby motioned to accept

Ric Jefferies seconded

**Board Members signatures
Mary Grove, Secretary**

Mary M Grove
