

CORA – CAMPGROUND OF THE ROCKIES
Board Meeting – February 21, 2024

Attending:

Glenn Mayeux – President CS41
Shandel Winchell – Treasurer DSP065
Darla Peterson – Secretary CS36
Sharon French – Member at Large DSP015/DSP016
Paul Innes – Member at Large SN245

Nick Ewing, Caretaker
Amber Bacca, Office Coordinator

Members Attending:

Tom Bloom CS52
Jay Talley DSP41
Cindy Pacheco SN115
Iphone (member did not identify themselves)
Alan & Diane Buck SN004
John Tidwell SN19
Pat O'Donnell DSP003
Lanny & Judy Brown DSP30
Carol Abbott CS14
Bill & Linda Smith DSP54 & DSP55
Patti O'Donnell DSP003
Don Newton DSP085
John Meyer
Shon Kuta CS03
Linda Babcock SN163
Don & Suan Eccles SN014
Cavin & Lorraine Goin SN188/SN189
Mark Scofield CS01
Tom T3TOM (Please identify)
Michele Carroll DSP1
David Gehrlein RGS 31/32
Susan Steve Ty
Rich Lofton CS34
Jim Dixon DSP009
Lee Abbott CS14
iphone (93) Member did not identify themselves
Jim Dixon DSP009

Glenn Mayeux, President called the meeting to order at 6:04pm MST
The meeting started with the Pledge of Allegiance
Glenn Mayeux proceeded with introduction of Board Members

Approve minutes of last Board meeting: Shandel Winchell made a motion and Sharon French seconded the motion to approve the minutes as written.

Glenn Mayeux reported the last day for the De La Cova's is February 29. This was a mutual agreement to leave early.

TREASURER'S REPORT as of January 31, 2024 – Shandel Winchell

Total receivables \$21,910.44

Fixed assets. \$277,563.49

Total assets. \$1,307,346.21

Total liabilities \$36,011.14

Edward Jones \$615,879.67

The 4 month CD for \$150,000 expires March 1st, 2024. It has a Rate of 5% and has accrued. \$2,298.51. It is being cashed out.

Reminders:

- Please request vendor codes from the office and DO NOT give vendors your personal gate codes. Please call the office for a vendor code if you have a vendor coming on the property.
- Do not use CORA's address when setting up your own services. Use your green sign address/Emergency Services address for any outside services like Wi-Fi, propane etc. Otherwise, when they call to schedule appointments, cancel appointments or place services on hold for winter it can affect CORA's services

Glenn Mayeux reported Nick Ewing is the new CORA caretaker.

CARETAKER REPORT – Nick Ewing

- Nick grew up in the RV industry.
- Nick has a good amount of training over the past year working with Alex and looks forward to working with everyone.
- Jacqueline Minari – asked who will be helping Nick. Nick reported there may be someone to assist at some point in time.
- CNS service center issues – on the men's side. We have the furnace that has problems which have been ongoing since late fall. The blower motor went out on the furnace. It is shutting itself off. We were able to find a fan motor which burned out. It is very difficult to locate parts for the old furnace. We are looking for quotes to get it replaced.
- The exhaust fan on the men's side is not running in CS service center. We have power to the switch.
- Caulking is being repaired in the showers.
- The exterior clubhouse trim needs to be painted this spring.
- Glenn Mayeux reported we are getting quotes to replace the blade. Glenn Mayeux and Jeff Witkins have been discussing this to determine if we should repair or replace the blade.
- We have been talking about the burn pit which has been an issue with the amount of snow we have had.

Glenn Mayeux welcomed Nick Ewing as the facility caretaker. We are impressed with what you have provided so far.

COMMITTEE REPORTS:

Patti O'Donnell – no report at this time. Looking forward to spring.

Finance – No one in attendance.

Carol Abbott – Budget: nothing to report. The Budget Committee will be sending out information in March/April to ask people to be involved. We will not meet until the summer months. We would like to have three quarters of financial information to assist with budgeting for the following year.

WOW – No one in attendance.

Internet – Glenn Mayeux reported Mike is an airline pilot for Frontier. Nick reported Mike has been on the property the last several days working on internet issues. Someone had winterized one of the antennas. A router was recently replaced.

OLD BUSINESS:

The Board voted unanimously to ratify the minutes for the email vote for seven accounts that were sent to lawyers for collections.

NEW BUSINESS:

Glenn Mayeux reported Amber Bacca has been hired as the new Office Coordinator.

Amber introduced herself. She has a 39-acre homestead 10 minutes from CORA with numerous animals. She has been in the area for the past four years but is a Colorado third generation native and grew up in Denver. She earned a bachelor's degree from the University of Denver. She has previously worked with Wells Fargo, University of Denver, has been a consultant, business operations and compliance, and has been a trainer for nine years. She trains businesses on how to maintain compliance in a regulatory environment. She enjoys being outside playing. Amber has traveled all over the world – seeing 26 countries as a backpacker and speaks multiple languages. Previously, I was living in Denver in a camper then during the winters living in a camper in Baja. I have a lot of ideas on how to get more people involved with outdoor activities, etc. I want to be helpful and a contribution to the CORA community.

Patti O'Donnell inquired the number of hours each week Amber Bacca will be working at CORA. Darla Peterson reported she will be working forty hours a week May – November and 20 hours a week December – April.

There are a total of 33 people who joined the meeting through Zoom.

Glenn Mayeux will be in CORA on Monday, February 26 to begin training Amber Bacca.

QUESTIONS FROM MEMBERS:

Carol Abbott – has the board started looking for workampers for the summer. Glenn Mayeux has reported that Jeff Witkins and Darla Peterson will be handling this. Darla reported we are in the process of looking for workampers. Carol Abbott reported workampers work May through October. The biggest timeframe is having them in before Memorial Day weekend. Some may stay shorter/longer than others. October is hunting season. If there is a warmer fall, we will not close things down as early as we would normally.

Cindy Pacheco – Will we be replacing Rich Tutor on the Board of Directors? Will we go with six members instead of seven? Glenn Mayeux reported we have not had further discussion on this. Currently Jeff Witkins is willing to take this role; however, he will be coming up for reelection in September. We do have one opening on the Board. Jeff Witkins is currently taking the role of Vice President and Facilities Director. Some of the positions will end at the end of August. Cindy asked if we would fill the open position before the end of August. Glenn reported he is open to suggestions if there is a need to have seven instead of six people. Glenn Mayeux reported if there is someone who wants to volunteer to join until the end of August, please notify him.

Mark Scofield – one of the challenges of the Board is continuity. If more than half the Board is switching out at the end of August, there is a lot of reinventing the wheel. If someone has aspirations of being on the Board, having them step in to see how the Board does business would be a valuable thing. Suggesting putting it out there if someone is interested, put your name out there. Mark thanked the new people for joining. Everyone please offer expertise and support to the new employees.

Shandel Winchell – Her position as Treasurer was appointed, but she plans to run again.

Carol Abbott – if there is someone who is interested, she would encourage them to reach out to the Board. We can fill the vacant position if the Board would choose to do so. They would have a 1.5-year term to fill Richard Tutor’s absence on the Board. We can appoint someone for the remainder of the term.

Alan & Diane Buck SN004– With the departure of the current caretakers, who will be residing in the CORA house? Glenn Mayeux reported Nick Ewing will be residing in the house as he will be onsite full time. Nick Ewing and Amber Bacca, welcome to the team. You have great qualifications. We are looking forward to being there with you.

Rich Lofton – What is the tree cutting status? Are we going to haul all of them off the property? Take the old ones out and put the new ones in near the clubhouse? Rich will be using his equipment to remove. Nick Ewing reported there are some items pulled out and stacked. He is working with Rich Lofton to pull out the logs.

Glenn Mayeux adjourned the meeting at 6:50pm MST

Shandel Winchell made the motion to adjourn the meeting. Darla Peterson seconded the motion.