

CORA GENERAL BOARD MEETING – MARCH 20, 2024

**EXECUTIVE BOARD**

Glenn Mayeux, President (unable to attend)  
Jeff Witkins, Vice President & Facilities Director  
Shandel Winchell, Treasurer  
Darla Peterson, Secretary  
Sharon French, Member at Large  
Paul Innes, Member at Large (unable to attend)

**MEMBERS ATTENDING:**

Tom Bloom CS52  
Garry Galenza SN202/SN124  
Danielle & Cody Bathauer SN227/SN228  
Richard Tutor SN091  
Patti O'Donnell DSP003  
Patrick O'Donnell DSP003  
Cindy Pacheco SN115  
Steve & Susan Riley CS 038/039  
Scott & Mary Grace & Owings RGS 1  
Cavin & Lorraine Goin SN 188/189  
Carol Abbott, Lee Abbott & Tom Abbott CS14  
Bill & Linda Smith DSP 54&55  
Shon Kuta CS03  
Karen Mock SN028  
Myles Anderson SN238  
Darren Hollingsworth DSP090  
Richard Lofton CS34  
Mike Ablanczy SN293  
Amber Bacca (Office Coordinator)  
Don & Susan Eccles SN014  
Michele Carroll DSP001  
Ranee & Barbara Rullo SN084  
Don Newton DSP085  
David Gehrlein RGS 031/032  
Doug Bradberry CS009  
Tom Bloom CS52  
Nick Ewing (Caretaker)  
John Tidwell DSP067  
Sam Lobb DSP102  
Bill Brown DSP086  
John Meyer  
Iphone 93 (did not identify)

Jeff Witkins, Vice President called the meeting to order at 6:05pm MST

The meeting started with the Pledge of Allegiance

Glenn Mayeux was unable to attend as he is moving from Mississippi to Missouri. Jeff will be filling in for Glenn.

Jeff Witkins introduced each of the Board members.

Approval of February 2024 meeting minutes. Shandel Winchell made a motion to approve. Sharon French has seconded the motion.

- Jeff Witkins reported all minutes have been sent to our webmaster to upload to our site. For some reason, this has not yet been completed by the webmaster. Jeff has followed up with an email.

Jeff Witkins reported:

- Board member profiles have been uploaded to the system.
- Amber Bacca, the new Office Coordinator, was introduced.
- Rich Lofton will be the new Facilities Committee Chairman handling various jobs to be completed at CORA.
- Nick Ewing was unable to join the call

**TREASURER'S REPORT** as of February 29, 2024 – Shandel Winchell

- Operating Account at Collegiate Peaks \$182,089.88.
- The Collegiate Peaks CD for \$150,000 matured 3/1/24. This was rolled over into our operating account
- Edward Jones reserve funds \$615,879.67
- Total Bank Accounts is \$957,283.31
- Accounts Receivables \$21,217.79
- Total Current Assets \$992,037.10
- Total Fixed Assets \$277,563.49
- Total Assets \$1,269,609.59
- Total Liabilities \$38,760.08
- Total Liabilities & Equity \$1,269,600.59

**FACILITIES REPORT** – Jeff Witkins

- Nick Ewing has been busy:
  - o Working on caretakers home - will replace all carpeting, paint the inside, etc.
  - o Burned the firepit
  - o Plowed snow
- Rich Lofton has been appointed to the Facilities Committee and is assisting Nick.
- We are looking into the benefits of converting the boilers in the clubhouse to tankless. We are now heating all the water all winter long that is not used. We will be speaking with a plumber regarding this. There are a lot of benefits:
  - o The current heaters need to be re-vented. The larger exhaust will cost money. If we spend the money, we should look at other options as well.
  - o The tankless lasts twice as long and should last 18-20 years.
  - o The goal is to have it completed before everyone returns in May.
- Timberline – not making a lot of progress in the snow. With all the recent snow, it is not a good time to have equipment drive over the grass with as much moisture as we have received.

## **NEW BUSINESS**

Glenn Mayeux asked Jeff Witkins to thank Nick Ewing and Amber Bacca for joining the team.

- Nick Ewing reported the hydrant is thawed out near the service center.

Jeff Witkins – we are hoping to have a workamper start April 1. Keri Macgill should be returning. We are excited to have her return. She will help fix up the house as well as help Amber in the office.

## **OLD BUSINESS**

- Fire mitigation – they have been working on this.
- Furnace at C&S – the front door is off. We assessed the situation. It is still staying heated. This repair is on the back burner until summer when the service center up top is open.
- Rich Lofton – It was difficult to remove items due to the weather conditions for fire mitigation. We will wait until it dries out to continue. Rich has a bobcat to help remove stumps.
- Amber Bacca – things are going well. Spending time figuring out various procedures. Amber is part time until May. The office hours are Saturday & Sunday but checking email and voicemails remotely. Feel free to reach out if you would like. Jeff Witkins reported Amber will be in the office every Saturday & Sunday

## **COMMITTEE REPORTS**

Social – Patti O’Donnell – nothing to report.

Finance/Budget – Carol Abbott – nothing on the budget. Next month they may have more to report. Send Carol an email if interested in joining the committee. You can email Carol at [buckoboy10@gmail.com](mailto:buckoboy10@gmail.com)

Compliance – No one attending.

WOW – no one reporting. We still need members on the committee. Please volunteer.

Mike Oborny – Internet – not attending. Has been working on the internet. Has changed the routers to MiniMax to work on keeping the system more remotely. It should be more reliable. Thank you, Mike, for all your hard work.

## **MEMBER QUESTIONS**

Cindy Pachelo SN 115 – Please adjust the workamper hours to not start cleaning until 10:00am. Jeff Witkins reported we have already talked with Keri Macgill on this. She will be working in the clubhouse in the mornings and cleaning in the afternoons.

Sharon French – Is there a plan for a get together over Memorial Day weekend? Patti O’Donnell reported the committee would like to at least do a potluck and game playing in the evening of Saturday over Memorial Day weekend. Patti recommends having a potluck to get people to see one another and have a good time. Jeff Witkins reported members need to let us know when they need the clubhouse. Email Amber Bacca with the information so she can keep it on the schedule. Please send an email in the first part of April to allow us a month to get everything set up. Cindy Pacheco recommends using MailChimp to send out an email.

Cindy Pacheco SN115 recommends sending a message through mailchimp with the new Facebook page to know where to log into. Jeff Witkins will see how we can get an email sent through MailChimp. The name of the new Facebook group is **Campground of the Rockies, CORA Owners**.

Carol Abbot CS14 – What is the status of the CORA house? How was it left? Was it left in decent condition? Jeff Witkins reported there are no holes in the walls. It needs a deep clean. All the carpet needs to be replaced. Jeff is working with a distributor on pricing for laminate flooring. The laminate floor in the kitchen, hallway and living room held up but needs to be cleaned. The back yard needs cleaned.

Cindy Pacheco SN115 ask if the furniture, which was in the house when the previous individuals moved in, is still there. Jeff Witkins reported the furniture was moved from the house to the lean to and was sitting outside and was no longer usable. Cindy asked if we need to furnish it for Nick? Jeff Witkins reported we will be providing a table and chairs (currently in the clubhouse) that was previously in the home. We are currently working on the bed situation. Nick Ewing will keep one bed for the spare bedroom. The master bedroom mattress needs to be thrown away. We are working on a solution for this as well as getting Nick a couch, recliner or something comparable. Nick – reported one spare bedroom was left in good shape disregarding the carpeting.

David Gehrlein RGS31 asked if there are plans to put the CD that matured back into another CD or money market account or is it needed for operating expenses. Shandel Winchell reported we are having a meeting with Edward Jones (Sharon, Paul and Shandel) to talk with them about what we should do. Sharon French reported the \$150,000 is normally what we need for operating costs. We had put the money into a CD as we did not need it immediately. We need to save money for September since dues do not come in until October 2024. We do need to tie up the money if we need it. After the first of the year, we can reevaluate what we want to do with the money. Jeff Witkins reported we receive all dues in October/November. We determine what is needed to operate then take the money into a six month CD. We can then earn interest on that money. It generates more income to use towards operating expenses.

Carol Abbott inquired about Fire mitigation. There was some talk last year about using straight timbers for the siding of the road going to S&N. If there are good timbers, will we use this to keep the road from falling off? Jeff Witkins reported we are trying to use them. Jeff Witkins and Rich Lofton will be reviewing. All the logs at the clubhouse will be replaced. Other uses will be reviewed.

- We are looking for furniture for the house at consignment/ReStores. There is one in Buena Vista. Nick would love to have a couch (leather or vinyl). Bedroom furniture can be used as well. Nick has his own bed.
- Maybe there are owners that would like to donate to the house.
- Shon Kuta recommended posting a listing of Nick's wish list. Owners in the Denver area could look at ARC, Goodwill, etc. They could send photos and see if it interests Nick and/or the Board. Jeff Witkins reported there are some kitchen items remaining.
- Patti O'Donnell recommends holding a house-warming party for Nick over Memorial Day Weekend
- Cindy Pacheco recommends sending an email through MailChimp making this announcement
- Carol Abbott reported that she and Suzi Bradbury are admins for the Facebook page. There are family members that are not on titles or deeds and will not be allowed to join the Facebook page.
- John Tidwell SN019/DSP067 asked Carol Abbott about the budget. As an owner of multiple properties, he is not sure he can take another surprise on the HOA fees. He would like to learn more as he no longer uses Facebook. Carol Abbott encourages members to join the Budget Committee.

Jeff Witkins reported the following ways we communicate with members:

- Facebook – community chat – not the official way to communicate.
- Cora Folks – email chain which is voluntary. Many people use the email chain to communicate.
- MailChimp – this is the official way to communicate with everyone to the owner's email address.

Sharon French reported the budget is produced to take care of our basic needs. It is not open to other types of items. There's a lot that goes into the yearly budget. With inflation, prices have increased. We have no control of our insurance rates, utilities, etc. Any major repairs i.e. tennis courts conversion, etc. came out of the reserve account.

Shandel Winchell made a motion to adjourn the meeting. Richard Lofton seconded the motion. Meeting adjourned at 7:01pm MST.