

**CORA Campground of the Rockies**

**General Board Meeting**

**May 15, 2024**

**Attending:**

Glenn Mayeux, President CS41  
Jeff Witkins, Vice President CS33  
Shandel Winchel, Treasurer DSP065  
Darla Peterson, Secretary CS36  
Sharon French, Member at Large DSP 015/016  
Paul Innes, Member at Large SN245

Amber Bacca

Nick Ewing

**Members Attending:**

John Meyer SN169  
Rich Lofton CS34  
Patti O'Donnell DSP3  
Patrick O'Donnell DSP3  
Jay Talley DSP41  
Carol Abbott CS14  
DeSandro SN164  
Ralph Choate CS27  
Patrick Liles RGS 36/37  
Judy Brown DSP 50  
Doug Bradberry CS10  
Don & Susan Eccles SN014  
John Tidwell DSP67 / SN19  
Cheryl Lofton CS34  
Shon Kuta CS03  
Alicia Witkins CS33  
Tom & Gene Abbott CS14  
Linda Smith DSP54  
Ken & Cindy Pacheco SN115  
3033322903 (didn't identify)  
Larry (didn't identify)

Glenn Mayeux called the meeting to order at 6:05pm MST

The meeting started with the Pledge of Allegiance

Shandel Winchell made a motion to approve the April 2024 meeting minutes. Jeff Witkins seconded the motion.

**FACILITIES REPORT -Jeff Witkins / Rich Lofton**

- Jeff reported he has turned onsite management over to Rich Lofton
- New gates were obtained for CORA but need additional parts.
  - o Rich reported the gates are 20' gates (2-10' sections). There are elk cutouts with trees as a design. He has been doing a lot of research on finding posts. Dale came up with 2-12' posts that will help for \$125.

- Timberline has fallen behind in tree removal. We have been dealing with them for seven months. Rich has been removing logs. The next five acres on the list are on the switchback. Jeff is speaking with the manager of the company. Due to the amount of snowfall, it is a work in progress. Jeff has found a different mitigation company and is determining if we should stay with Timberline or go with a different company.
- Nick Ewing reported there is a lot of work which needs to be done to the roads at the switchback.
- Rich has also been checking into obtaining blades for the plow.
- Rich met with the Pinnacle insurance underwriter two weeks ago and provided them with a tour. All areas below are not a problem. Up above, there is a lot of underbrush, stacked pallets, old firewood, extra debris and a teepee. The underwriter took photos and will turn into the insurance company regarding the excess items. This is something which needs to be enforced. Shandel suggested making an announcement on the Facebook page regarding this issue. A recommendation was made to display flyers at each of the service centers.
- Jeff talked about the forest mitigation company with specific requirements. We are not allowed to go on individual lots to clear items off.
- Service center A is open, and water is running.
- Nick reported we are hoping to get laundry up and running May 16. There may be an issue with one of the washing machines.
- Keri has been working diligently on deep cleaning the caretakers home. Nick has been working on the yard as well.
- Darla Peterson will be assisting with painting the caretaker's home. Doug Peterson will be power washing the swimming pool.
- Linda Smith DSP 54/55 offered her two pumps for removing water from the swimming pool.

#### **TREASURER'S REPORT - Shandel Winchell**

- Collegiate \$186,134.89
- High Country \$2,270.50
- High Country Savings \$76,551.22
- Edwards Jones – Reserve fund \$603,205.64
- Total Bank Accounts \$868,689.97
- A/R \$18,582.15 – we had two foreclosures for ~\$7,000. Received \$\$ on one and waiting on the other
- Current current Assets \$897,
- Fixed Assets \$277,563.49
- Total Assets \$1,175,093.06
- Total Liabilities \$39,545.80
- Total Liabilities & Equity \$1,175,093.06
- Facilities is doing a great job in finding the best pricing on parts.
  - Getting cameras back online
  - New printer in the office

Amber Bacca reported

- She has found a lot of misplaced mail. Some was for owners and some for CORA. Amber felt it would be beneficial to get a separate mailbox for just the owners.
- Email instructions will be sent out on how to get the mail.
- This should be rolled out before Memorial Day

#### **COMMITTEE REPORTS**

Social committee – Patti O'Donnell

- A Facebook message has been sent out. We are still hoping to have a potluck on Saturday, May 25, 2024 in the Clubhouse.

Internet -Mike Oborny not in attendance

Budget committee – Carol Abbott

- Only two people have volunteered to join the committee.
- The committee will meet in June and need to have the budget prepared by the second week of July.
- The first meeting will be held the first week of June and is open to everyone. Meetings will be held during the week at 6:30pm
- This is a great opportunity to see where money comes from and how it is spent.
- Expenses usually come during the summer months.
- Sharon French reported she and Shandel Winchell have talked about the budget. They have been looking at various categories and will be making recommendations. Discussion will be held with Mike Oborny regarding IT budget requests.
- Ken & Cindy Pacheco offered to serve on the committee.
- John Tidwell offered to serve on the committee.

Jeff Witkins recommended setting up a water committee. One meeting will be held during the summer. The contract needs to be renewed. We need to determine the water allotments.

- Cindy Pacheco noted Alex & Patricia attended the meeting last year. She indicated it will be necessary for Nick to attend. Both the Board secretary and president were in attendance. The Board will determine who will be attending
- Tim is stepping down as the water person. We are in the process of looking for someone. They must hold a Class D license. Tim is assisting us to get the water up and running and will assist in training the new person.

## **OLD BUSINESS**

- Already discussed

## **NEW BUSINESS**

- Shandel Winchell reported the trash company has been increasing rates by \$300-\$400 a month. Last year during peak time we had 10 trash bins. In 2023 the cost was \$1,950.00 a month. In 2022 it was \$1,750.00/month. This year they are charging \$2,350.00/month. This is of huge concern.
- Nick reported the trash company will show up on holiday weekends. Some dumpsters need to be repaired up above by Service center A.
  - o Please break down boxes before putting them in the dumpster. Doing this could eliminate 1-2 trash bins which would save us money.
  - o We are charged extra for electronics, metal, cans of paint, chemicals, etc.
- Keri Macgill will be posting signs on what can be included in the trash bins. An email will also be sent to members.

## **NEW OFFICE HOURS:**

- Monday & Tuesday: 8:30am- 12:30pm
- Wednesday Closed
- Thursday -Sunday: 8:30am-5:30pm

Glenn Mayeu reported there has been a proposal from Mike Oborny to work with the budget committee to add extra funds for the internet.

- Jeff reported Mike Oborny has been working on the network. Most items can now be accessed remotely.
- Sharon French stated there had always been an opportunity for members to have separate accounts with Highline. Is this still possible and at what speed.

- Jeff reported we are supposed to get 40MB on each of the two lines. However, it appears after testing, we only have 40MB total for all lines combined.
- Current password for CORA internet: 6820cora
- Ralph Choate CS027 reported there are state funds to bring internet to areas that do not have it.
  - o <https://broadband.colorado.gov/funding>

Glenn reported any improvements to lots needs prior approval from the architectural committee (ACC form). Members need to complete a work form showing all work to be done and signed off by a certified electrician.

- The forms are on the CORA website or can be obtained from the office.
- Any construction improvements need a construction permit issued and verified.
  - o All permits are kept in the office. If Park County should change their rules, permits for work will be kept showing changes were allowed.

#### **QUESTIONS FROM MEMBERS**

- Cindy Pacheo - what about items completed in 1980's and 1990's. Anything done at that time may not have documentation in the file. Can an owner go through their file to see what information is included? This should not be an issue. Please ask Amber for permission to review your own file.
- Amber plans to digitize all paperwork in the office

All summer meetings will be held the **second Saturday of each month at 10:00am in the clubhouse**. The meetings will also be held on Zoom.

Sharon French reminded everyone that dues are based on expenses not additional money to be taken from the reserve account. The reserve account is used for major projects i.e. resurfacing the tennis courts.

Rich Loton made a motion to adjourn the meeting. Jeff Witkins seconded the motion.

Meeting adjourned at 7:20pm MST

Darla Peterson  
Secretary