

# **CORA Campground of the Rockies – General Board Meeting**

## **April 17, 2024**

### **Executive Board Members Attending:**

Glenn Mayeux, President  
Jeff Witkins, Vice President & Facilities  
Darla Peterson, Secretary  
Paul Innes, Member at Large  
Sharon French, Member at Large

Amber Bacca, Office Coordinator  
Nick Ewing, Caretaker

### **General Members Attending:**

Tom Bloom CS52  
Alan & Diane Buck SN04  
Patti O'Donnell DSP3  
Patrick O'Donnell DSP3  
Jay Talley DSP41  
Shana Lofton SN34  
John Porter CS02  
Liles RGS 36/37  
Cindy Pacheco SN115  
Brad & Mary DeSandro SN164  
John Tidwell DSP067  
Wjsmith DSP055  
Shon Kuta CS 3  
Lee Abbott CS14  
Bill & Linda Smith DSP55  
Jackie Minari SN190  
Lori Gadson DSP29  
Susan Steve Riley CS38/39

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

The meeting started with the Pledge of Allegiance.

Paul Innes made a motion to accept the minutes as written. Jeff Witkins seconded the motion. All approved.

### **FACILITIES REPORT – Jeff Witkins**

- Keri Macgill has returned as a workcamper. She is assisting with taking care of the caretaker's home. Keri will work 16 hours a week for a camping spot cleaning in the afternoons. She will begin helping Amber during each week.
- The roads are currently dry. We appreciate everyone holding off on staying off on the roads while they were wet.

- Nick Ewing reported he is staying on top of the road situation. It has been too muddy to clean the burn pit. Last weekend, there were people trying to bring things down at the burn pit. Nick would like to clean it before additional items are brought to it. It is now ready to have more items.
- Jeff Witkins reported Nick is making notes on areas he has worked on and what needs to be done.
- Nick is working on making the necessary changes/repairs to the caretaker home.
- Realtors and gate codes – there are a lot of people trying to sell their lot and are giving their gate code to the realtor. This is not acceptable. Do NOT give realtors your gate code. They can call Amber Bacca in the office and receive a temporary code.
- We have had a few phone calls coming in on the official owner’s list. There are issues as far as billing. If someone owns property and makes a quitclaim deed to a family member, it is necessary to update the office with contact information. We must maintain an updated owner’s list. Name, email, phone number, etc. is updated with Amber Bacca in the office.
- Internet & Cameras
  - o The actual security system died. Part of the issue is that it was maxed out. It was being used 24/7 constantly recording and it burned out.
  - o The recording has been upgraded allowing us to have 45 days of information whereas before we previously had 7 days of recordings.
  - o The motor burned out on the new camera at the shop. It is still recording but is a very expensive camera. We will be getting a different one.
  - o A shop light is needed. Jeff will be donating a power light.
  - o The camera inside the clubhouse has poor quality.
  - o There will be one put at the front gate to record license plate numbers.
  - o The heat from the roof, in the pool, is damaging the camera.
  - o The Wi-Fi network has been drastically improved. The network is now stable. Mike is now able to remotely monitor the network. Mike Oborny will meet with Highline to upgrade the equipment and obtain more bandwidth.
  - o Mike Oborny, Jeff Witkins and Amber Bacca are discussing developing a new website. Jeff reached out to our webmaster and asked for an update. We would like to see a more updated and modern website. We are discussing possibly setting it up so people can pay their bills through the website.

**OFFICE COORDINATOR HOURS:**

- Amber has expanded her actual hours but not the office hours.
- The office hours will be expanded starting May 1, 2024. She and Jeff will discuss a schedule, and it will be posted.

**TREASURER’S REPORT – Sharon French provided information as of March 31, 2024**

- We need to determine the dollar amount needed for internet/Wi-Fi on how to make sure things are being done right. We may look at taking an amount from the reserve account or capital expenditure. Sharon will be speaking with the Budget Committee to work out what we need. We will need Mike Oborny’s input on what is needed.
- Sharon noted some of the amounts reported may not be accurate as the CPA has been involved in tax season:
- Operating Account at Collegiate Peaks \$56,004.11.
- The Collegiate Peaks CD for \$150,000 matured 3/1/24. This was rolled over into our general checking account.
- Edward Jones reserve funds \$626,460.08. Shandel, Paul and Sharon met with the brokerage account. We looked at individual equities and annualized return. Overall, we had a 10% return on our portfolio. We had a conservative portfolio and 10% is a good amount. We are heavy into bonds. If interest rates go down, we are posed to make some good money on the bonds. Our broker has been expanding our bond portfolio at discounted rates. The equities are holding their own. Discussion was held on CD’s as done in the past. We did not cash in equities or bonds to buy CD’s. We used some of our temporary money last year and took advantage

of the CD rates. The money market is paying 5.5%, which is very good. Come the new fiscal year, this may be something the board wants to look at. The reserve account shown on Edward Jones report are capital gains.

- **Total Bank Accounts is \$886,341.09**
- Accounts Receivables \$24,206.52
- **Total Current Assets \$920,599.72**
- **Total Fixed Assets \$277,563.49**
- **Total Assets \$1,198,163.21**
- Total Liabilities \$44,682.73
- Total Liabilities & Equity \$1,198,163.21

## **COMMITTEE REPORTS:**

### Social Committee: Patti O'Donnell

- Messages can be sent through Mailchimp regarding upcoming events. Patti inquired who can send the message.
- The committee is looking at cornhole and pickleball tournaments, poker run with ATVs. A lot of the Olympics will be streamed which could cost CORA to be able to view.
- Nick asked if there has been live music in CORA. Patti O'Donnell reported in the past that there was a dance. Nick has a lot of connections in the "live band" arena. Patti reported last year she attended the Wildflower Festival. There was a person who sang at the campground. Everyone brought their chairs and had a great time. Sharon French reported that she would like to have a jam session with people in the campground. Patti recommended a campfire at the clubhouse. Amber thought of weekly events and will discuss with Patti O'Donnell. Patti will arrive the weekend of May 18.

Budget – no one attending

Finance – no one attending

Compliance – no one attending

### **FACILITIES – RICH LOFTON (absent but Jeff Witkins provided the update)**

- The Fire mitigation group has been on the property. Rich Lofton has been moving logs and Dale hauls the wood away. Rich Lofton splits the wood then donates to a church who provides to individuals who have a need. This was on pause when the roads were wet.
- Rich has found a company that has concrete blocks for sale for the RGS drainage area. The concrete company uses extra concrete and pours into molds then sells them at a discounted price. Rich will be purchasing the blocks to make the wall by RGS.
- Dale is starting to pull logs around the clubhouse and replace with the fire mitigation logs.

Glenn reported there are two AED units in the area. They are difficult to locate. We would like to move the AED's so that they are easily accessible. He also recommended providing Norcan on the property in case of a drug overdose. There has been discussion with providing first aid and CPR training.

- Nick Ewing reported that the AED's are in the kitchen in the clubhouse and laundry room in service center A.
- The clubhouse has an AED sign which has been hung.
- John Porter CS02 recommended asking individuals in the campground who has what type of first aid training. He recommended having flags by a trained individual's campsite to determine the type of training they have. John will provide an idea of how to pull together all of this.

### **Comments/Suggestions/Ideas from CORA members**

- Nick mentioned bear scat in the area. The bears have returned. Watch your step and be mindful what you are doing.
- The CORA handbook states not to hang bird feeders, hummingbird feeders, etc. Last year a bear broke into a camper and got into the refrigerator. Cindy Pacheco reported last year fish & game came out due to a bear

complaint. **It is in our rules & regulations that NO FEEDERS OF ANY KIND ARE ALLOWED OUTSIDE.** If they have to come out one more time, we will be fined. If they find the bear, it will be put down.

- Lynn Smith DSP55 reported that when the AED machines were installed in the clubhouse, the Fire Department in Fariplay was contacted. They came onsite and provided CPR and a demonstration on how to use the AED.
- Nick reported all fire extinguishers have been recertified. Nick & Amber will prepare a schedule to inspect in-between the times Cintas provides inspections.
- Amber asked if we should have a Safety Committee created. Amber will work with Nick and Darla Peterson.
- The caretakers home currently has a kitchen table set, couch which has a double recliner, and a bedroom set.
- Cindy Pacheco SN115 recommends providing a list of the items Nick still needs.
- Nick has made a lot of progress with the house. He needs to focus on his regular job before working in the house.

Paul Innes made a motion to adjourn the meeting. Sharon French seconded the motion.

Meeting was adjourned at 7:12pm MST.

Darla Peterson, Secretary.