

CORA General Board Meeting

August 10, 2024

Attending:

Glenn Mayeux, President
Jeff Witkins, Vice President/Facilities Director
Shandel Winchell, Treasurer
Sharon French, Member at Large
Cindy Pacheco, Member at Large

Employees Attending:

Amber Bacca

Office Coordinator Report – Amber Bacca

- Ballots were mailed last week. If you did not receive them, please let us know, as we likely need to update your address. The office has been working very hard to update the owner's addresses. We're hoping most have been fixed by now. Voting will take place August 31st 9am-10am will be registration and voting. You may vote in person, but we also send Absentee Ballots and Proxy Forms so you can vote, even if you can't attend the meeting in person.
- If you are considering selling your property, please contact the office so we can help guide you through the process to ensure the sale goes smoothly and the new owners are set up for success as they join the CORA community. We are seeing record sales, which has been challenging for the office. Amber emailed the realtors and title companies we commonly work with to let them know that Status Letters take two weeks to process. If they need it sooner, there is a rush fee.
- In the last meeting, Lee Abbott suggested we collect water donations for the fire department. He has since brought several cases in. The office will accept water donations through September. Hopefully we don't need their services this year, but we think it's a great idea to show our appreciation.
- Events for the weekend. Today is the potluck @ 5:00pm – stay for cards! Bingo and Dessert Bar @ 7:00pm. Pancake breakfast tomorrow @ 10:00am. CORA Birthday Party – August 31st @ 1:00pm, after the Annual meeting. Tickets for the BBQ must be purchased by August 23, 2024. We cannot make any exceptions, because that is the deadline for us to order BBQ. You may purchase your tickets online or you can visit the office to pay in person.

Treasurer's Report – Shandel Winchell

- Balance Sheet
 - o Total Bank Accounts is \$766,686.78
 - o Accounts Receivables \$8,319.50
 - o Total Current Assets \$869,005.46
 - o Total Fixed Assets \$280,067.49
 - o Total Assets \$1,149,072.95
 - o Total Liabilities \$51,859.87
 - o Total Liabilities & Equity \$1,149,072.95
- The meters are being read August 31st. Dues are due in September. The cost of the new gate will be \$36,000.

Facilities Report - Jeff Witkins

- There have been problems with the current gate not opening. There have been several people working on it to keep it working until the new gate can be installed. The new gate is in order and will start to be installed the first or the second week of September.
- There have been some problems with the sewer plant. The pumps are not working correctly. Jeff will try to find out what the issue is.
- They are currently using an app to track the maintenance being done so Jeff can keep in touch with Nick on the status projects.
- There has been an issue with the drainage of water by the pool bathrooms. Jeff is working on finding out where exactly the drainage dumps out.
- The Brush Hog needs complete repair.
- It is time that we get all the lots mowed.
- All washers and dryers have been repaired. We have found a company that is local and can do all maintenance needed on the machines.

COMMITTEE REPORTS

- It was suggested that we start a speeding committee to try to combat the speeding that occurs on the main roads of CORA. Cindy Pacheco asked if there was anyone interested in the committee that they contact her at the end of the meeting to sign up for it.
- Social Committee - Patti O'Donnell. We would like to see more involvement in the committee for the upcoming year.
- Budget Committee - Carol Abbot
 - a. Spoke about the proposed budget that the owners will vote on for the upcoming year. One of the places in the budget that has increased in the expense area was for milage for Board Members. This is due to members having to be present on property due to employment issues that have arisen. One member had to be present that lived in another state. Other members were making daily trips from the Denver area to take care of issues that had arisen.
 - b. There was money added to the expenses to try to get the Wi-Fi more stable in the campground.
 - c. Forest management will now come from the reserve funds as this is an ongoing maintenance of CORA property.
 - d. Snow removal is now paid hourly and not salaried. Workampers are now paid hourly plus the lot due to the change in Colorado labor laws. Our full-time employees are no longer paid salaries, they are now paid hourly. We would like to say thank you to our full-time employees for all their hard work this year. We would like to thank all our volunteers for all the hard work that they have put in this year.
- W-Fi Committee – Mike Oborny
 - a. There are rogue routers up in SN that is one of the main problems for the service in SN. It can take days for the Wi-Fi guys to find the router that is causing the problem and remove it so that service can be restored to SN. We are currently spending 2/3 of the funds up in SN. We are currently 100% Starlink for our provider.
 - b. Patty asked are we now funding the internet? There is now money in the budget for the internet. It was discussed that it is now a way of life and people expect it.
 - c. Sue Shaw DSP73, stated If CORA is going to provide it people should have to pay for it. They would sign up for it and have a password.
 - d. Mike O stated that the people doing the internet and all volunteers so that is the reason we do not pay for it.
- WOW Committee - Susan Eccles
 - a. SN14 talked about the WOW committee and that they had a meeting with some of the new owners.

Rich Lofton spoke of lots needing to be moved, excess wood needing to be removed and dead trees.

Dale Snyder asked if letters have been sent to the owners of lots that need to be mowed and/or wood removed. Letters have not yet been mailed to owners.

Larry Cupi, DSP 24, asked if a letter can be sent stating that if they don't mow or remove wood the board would pay for the mowing, and they would be charged. To do this it requires that we send 3 certified letters before CORA can do anything.

Amber Bacca reported about property sales.

- Typically, sellers work with a realtor and title company. When that happens, the title company requests a Status Letter, at which point she reviews the lot files to ensure there are no violations and to check to see if the owner(s) are in litigation with CORA. Staff also perform a property inspection, and information is shared in the Status Letter in addition to a list of fees and electricity bills if there are any. Status Letters are \$200, Transfer Fees are \$75. Sometimes sellers do not work with a realtor or title company, in which case someone needs to contact the office to let CORA know that the property will be, or has been, sold. When properties are sold, the office needs a copy of the deed. Once the office receives a deed, we transfer all files to the new owners and she an onboarding checklist is completed, which includes updating files, requesting that the webmaster provides access to the Member's Only section of the website she adds the new owners to the MailChimp email list, and she shares numerous documents' including past versions of the newsletters, FAQs, rules and regulation, etc. If the office is not notified that the property has been sold, files aren't transferred to the new owners and they don't have access to the resources they need, including a new gate code. This is why we are again asking owners to notify the office when they are selling, so we can ensure the process goes smoothly.

Larry Cuppie DSP24 The reason for the finance committee was for the board to have continuity from board to board.

Sharon said only new money was going into the CDs because of the amount of money that CORA collects in the first of the new fiscal year. There is no reason for all that money to sit in the bank account and not collect some interest since it is not all needed at the beginning of the financial year.

Rhonda Fritz RGS 14 The white elephant table so far has made \$200, and the funds will be going to the boys and girls club in Fairplay.

Larry wanted to know if we have made a deposit into the reserve fund yet this year. Sharon answered not yet.

Stuart Williams SN He is disabled and was told he could not use a gas powered UTV to haul his water up top. Amber read the rules and regs about the use of golf carts. Amber told Stuart to come into the office to get the approved ADA sticker for his UTV.

Patty asked what were the unexpected fees this year? The answer was legal fees.

Meeting adjourned.