

**CORA Campground of the Rockies**  
**General Board Meeting**  
**June 8, 2024**

**Attending:**

Glenn Mayeux, President  
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)

Nick Ewing, Caretaker  
Amber Bacca, Office Coordinator

**IN PERSON**

Patrick & Patti O'Donnell DSP3  
Larry Chiuppi DSP24  
Delles Schneider RGS 27  
Ken & Cindy Pacheco SN115  
Jo & Norm Santesson DSP6  
Don & Susan Eccles SN14  
Mark & Eloisa Stavlo SN249  
Suzi Bradbury CS 9/10  
Alicia Witkins CS33  
Khila & Mike Stacey SN77  
David & Cynthia Clark DSP99  
Rhonda Fritz RGS 18  
Doug Peterson CS36

**VIRTUALLY**

Mike Oborny CS54  
Judy Brown DSP50  
Jay Talley DSP041  
James Lovato SN260  
Brad & Mary DeSandro SN164/165/166  
John Tidwell DSP067  
Sam Lobb DSP102  
WJ Smith  
Carol Abbott CS14  
James Lovato SN250

Glenn Mayeux called the meeting to order at 10:08am CST  
Introductions were made of the Board Members  
The meeting started with the pledge of allegiance.

Glenn Mayeux requested all questions be kept until the end of the meeting.

Glenn asked for a motion to approve the minutes from the May 2024 meeting. Sharon French made a motion to approve. Shandel Winchel seconded the motion. The minutes are approved as written.

### **Facilities Report – Jeff Witkins**

- New Workcampers
  - o Jared Hanley & Lonni Hanley
- SN Electricals – there was an issue in SN last week. Voltage was spiking to 160V, and the other was only at 80V. The power is basically sitting in the dirt. Over the years, it had deteriorated. CORA Power and Ross Electric came out to replace the line. Power has been restored back to normal. Please let us know if you experience problems.
- There has been some cleanup performed on the road.
- The CORA house is coming along. All flooring and trim are in the house, and flooring should be completed Monday, June 10. Jo & Norm Santessen have volunteered to paint the house this weekend.
- We have been discussing a new blade for the back of the tractor. Rich Lofton spoke with the county about a road grader. We now have their used blades. We will work with a welder to help with the installation.
- The pool is open and was at 84° this morning. Last week the boiler stopped working which is why the temperature was not maintaining. This year, we are going to only open one door to allow us to keep the heat inside the pool area. We are trying to do smarter management of the pool heating.
- Nick has been working very hard to get all service centers open. Jeff has been helping with the house when possible.
- Amber has been working diligently in the office to get everything up and running. There are a lot of food options for sale in the clubhouse and ice is now available in the office. We are hoping to get fish bait added as an option as well. If people have ideas of what else we can sell, please let Amber know.

### **Treasurer’s Report – Shandel Winchel**

Collegiate Peaks Bank \$186,289.39

High Country Office Operating \$5,710.00

High Country Savings \$41,685.30

Reserve Fund \$592,682.29

Total Bank accounts \$829,187.58

Accounts Receivable & Total Current Assets \$856,271,83

Fixed Assets \$277,563.49

Total Assets \$1,133,835.32

Total Accounts Payable \$20,471.10

Total Liabilities \$57,107.19

Total Liabilities & Equity \$1,133,835.32

- Shandel reported the biggest expense last month was for fire mitigation of five acres which cost \$14,000.00 This will be renewing with the new budget in September.
- Trash Removal: the trash service went up for peak season to \$2400/month. It is increasing \$300-\$400 year. Sometimes they skip service when they are supposed to come in once a week during the summer months. Amber & Nick have posted a sign on all the trash cans with what is allowed. Please put the correct items in the trash can.
- Sharon French reported now that we are on a summer schedule, it is impossible to have a complete accurate financial statement at the time of the board meeting. We will not post financials online until all the correct information has been submitted to us. We are changing some of the chart of accounts and cleaning up accounts. We are trying to get a true account when you look at the Profit & Loss statement.
- Financials are posted on the website in the Members Only section.

Patti O'Donnell is concerned about the trash situation. She asked to not have trash outside the bins as this will bring in wildlife.

- Jeff Wikins reported we have 10 dumpsters. It costs about \$2300/month to pick up trash weekly onsite.
- Boxes not broken down are being found in the dumpsters as well as trees and branches. They should not be put in the dumpster.
- It is very important that if you have trees, branches, etc. take them to the firepit.
- Please break down your boxes before putting in the dumpster.
- Only household trash is supposed to be put in the trash bins.
- Nick reported that the lid on the trash bin in Service Center B is broken. Jeff will call the trash company to have the bin fixed.
- Amber reported the last newsletter provided a list of what can and cannot go in the dumpsters as well as what to do with hazardous items.
- There is an aluminum can recycling container on the porch at the clubhouse. Feel free to use it.

### **Committee Reports**

- Social Committee - Patti O'Donnell:
  - o We had a potluck over Memorial Day weekend which was very successful.
  - o There is another potluck planned which will be held June 22.
  - o What are your thoughts on holding a round robin of cornhole and pickleball on July 4? Patti will do a poll on Facebook to determine if people are interested.
  - o Amber reported CORA's 45<sup>th</sup> anniversary is this year and suggested having a celebration.
  - o Game night is being held each Wednesday & Saturday evening at 6:00pm for games in the clubhouse.
- Budget – Carol Abbott
  - o The committee met for the first time this week. Meetings will be held every Tuesday for the next month.
  - o There will be additional work involving moving charts around in the chart of accounts.
  - o The committee is keeping a close eye on expenditures happening currently.
  - o Projects are coming up and infrastructure changes will be happening.
  - o Meetings will last approximately 1.5 hours every week.
  - o We will have a better update in July which the budget should be completed by that time.
  - o Sharon French reported that anything in the ground which requires repairs can be taken from reserves which will not affect the budget for the next year.
- IT – Mike Oborny
  - o The SN internet situation has been challenging, and the lower sections have a few issues as well.
  - o Highline gives us 45MB to disperse across CORA. CS has had a Starlink test the past month.
  - o Until recently, the devices had updated a few days ago in SN and CS. SN never recovered. When the device reboots and finds a device that has joined without being assigned from CORA, it crashes. We have to go through the entire client device list and look for bad addresses and block them. This took Mike 1.5 days to do this troubleshooting.
  - o Service Center B had a device which was not working properly, and Mike replaced it. This fixed the problem for the last couple of months. This morning, it is now rebooting every 10 minutes. Mike is trying to troubleshoot. He believes it is the power supply. Feels the electrical problem may have fried the power supply.
  - o He has another volunteer to sign into accounts and review issues. There is a third person volunteering to help as well.
  - o The devices have aged and will start failing.
  - o Cindy Pacheco reported she has found AT&T cellular internet which is providing exceptional service.

- Mark Stavlo SN249 Has a brother who performs IT work for Jeff County Schools and lives in SN. He feels SN is not receiving the service they should be. Why would everyone pay \$1/month for internet services.
  - We have internet service at the clubhouse which comes out of our dues. There has been a suggestion to raise dues \$1/month for internet services. All member internet services have typically been coming from the AT&T tower. Mike has been working on this to improve service.
  - There is \$15,000 of access points in equipment at CORA that has no maintenance fund. This is why items are failing. Even at \$1/month there is no guarantee you will have internet service at SN. At \$1/month, we are still sharing internet between 512 lots. It takes time to build out internet services at SN. Starlink allows better service. As a volunteer, Mike is trying to keep the internet system continuing to operate.
  - Mike has requested \$6,100 for budget for hardware fixes and to upgrade some of the weak areas. This is a separate wi-fi budget to maintain the gate cameras and the propane site.
  - Bill Schneider RGS 27 will volunteer to assist Mike with IT issues.
  - Glenn reported Mike has reached out to Board members inquiring about a budgeted amount for these types of services.
- WOW Committee – Susan Eccles SN14
    - Last year we did this on a holiday weekend.
    - We can do this if we have a date in mind but not on a holiday weekend.
    - This covers gate codes, water usage, respecting wildlife, speed bumps, etc.
    - Amber asks how new owners can get in touch with the WOW Committee to learn more.

#### **Glenn Mayeux inquired about the White Elephant Sale**

- Some of the tables in the clubhouse are dedicated for other items. We need suggestions for a location. People feel it should be in the clubhouse.
  - Items can also be donated in Fariplay at the Senior Center (next to the post office) and across from the grocery store.
  - Last year we donated \$1,100 to the Boys & Girls Club with what was brought in from the sale of white elephant items. The suggestion was made to possibly donate to the Wi-Fi committee.
  - A recommendation was made to possibly use the office helper to keep the items organized in the area. Amber Bacca indicated the box of money can be pulled in each evening and put out in the morning. The recommendation was made to make a box which cannot be removed and money will be picked up each weekend.
  - Another suggestion was made to donate all money to the Wi-Fi account.
  - Books are no longer needed nor Christmas decorations.
- Fire Mitigation - Jeff Witkins
    - The next section which was to be completed was the switchback. They only completed five acres, and we have cancelled the next five acres on the switchback. Rich Lofton will be picking up the remaining trees which have been cut down.
    - Previous grant money is no longer available. We get a break on the insurance but are no longer receiving grant money.

#### **OWNER QUESTIONS:**

- Patti O'Donnell – there will be a power outage on June 23 in the area. Amber Bacca will check into this.
- Road widening up above is much appreciated. When will it happen in the lower areas. Nick reported there is still a lot to do. The top priority is fixing the ditches on hill.

- FISHING POND: The question was asked if the pond has been stocked this year? Response: Not to our knowledge. Amber will reach out to RORA to determine when it will be done.
- PROPANE BILL PAYMENT: Is there a way to set up a Venmo business account to pay a propane bill. Amber reported that any credit card payment is a 4% fee for processing. She is working on making it easier for people to pay for propane. The question was asked if there is a way to look at a receipt online when picking up filled propane tanks. Amber indicated there is not at this point in time.
- Shandel reported we currently have Square where owners can make payment.
- Larry Chiuppi DSP24 – asked why can't a check be written to make payment when picking up the propane?
- Jeff Witkins reported paying things through the website is a process. RORA's website has been reviewed. Our webmaster uses a template which is behind the time. RORA members can pay online. We do not own the domain for our website. Amber reported we have purchased another domain if we discontinue using our current webmaster.
- Cindy Pacheco reported the board is strictly volunteer positions. The budget is dealing with 500+ different sites. Please have patience with the Board as they are doing the best job they can for CORA. Please provide ideas on how to save time & money. Last year we had volunteers.
- Jo Santesson DSP6: There are 513 homes. We may have 20 volunteers that will help out. There were eight people helping with the pickle ball courts. There is a shortage of volunteers to assist with various items throughout CORA.
- Are they policies in affect for future caretakers in the home? i.e. number of dogs allowed, the Board should be performing walk-throughs of the caretaker's house, etc. Will the fence be stained at the clubhouse? Response: new restrictions have been implemented this year.
- A question was suggested posting what volunteers are needed and for what purpose. i.e. painting the fence around the caretaker's home, etc. The suggestion was made to post on Facebook, Mailchimp, etc. Amber is currently creating a newsletter and emailing it, printing the newsletter in the clubhouse, Facebook, etc. Amber can share a weekly community volunteer list of what projects need to have volunteers.

Glenn recommended volunteering for the Board of Directors. Elections are coming up in September. Please reach out to one of the Board members with interest

Pat O'Donnell DSP3 asked if a replacement for Tim, the person who handles our water, has been found. Tim is stepping down. Jeff reported Kat White has accepted the position to handle our water. She is taking over the role in Alma for Tim as well as our position.

Glenn reported CORA is always looking for volunteers for committees as well as Board positions.

Glenn reported the Board of Directors cannot say anything about the previous caretakers. The Board has signed a non-disclosure agreement.

- Are projects getting documented? Document what is being done, progress being made, etc.
  - o Fire mitigation, road widening, how to take care of the pool, etc.
- Larry Chiuppi DSP24 – asked about the equipment inventory. He completed this in the past. The list is four years old and he has it available. The Board reported it is on our agenda to update the inventory list.
- An inquiry was made regarding how voting is handled for Board members. Three people are voted in every two years. Four others are voted in on the opposite years. A Board term is two years.

Darla Peterson CS36 reported all Human Resource documents are being updated and are being reviewed by a Labor Law attorney.

There are flyers posted in the clubhouse with the wi-fi information.

Jeff Witkins reported the gate has been welded. It occasionally is getting stuck. Please notify Amber Bacca if this happens.

Jeff Witkins made a motion to adjourn the meeting. Sharon French seconded the motion. The meeting was adjourned at 12:02pm MST