

CORA GENERAL BOARD OF DIRECTORS MEETING

JULY 13, 2024

Board Members Attending:

Glenn Mayeux – President CS41
Jeff Witkins – Vice President CS33
Shandel Winchell – Treasurer DSP065
Darla Peterson – Secretary CS36
Sharon French – Member at Large DSP15/16
Cindy Pacheco – Member at Large SN115

Other:

Richard Lofton CS34
Amber Bacca
Nick Ewing
Jared Hanley

Owners Attending:

John Tidwell SN19/DSP67
Brad & Mary DeSandro SN164
Mike Ablanczy SN293
3039131691
3033322903
Cheryl Darling
Michael Bell SN 34/49
David (didn't identify himself)
Michael Lujan DSP002

Ed Adams SN18
Pat & Patti O'Donnell DSP3
Delles Schneider RGS27
Lee Abbott CS14
Nancy Schultz DSP102
Bill & Lin Smith DSP54/55
Ron Chichester CS42
Bill & Joni Brown DSP86
Francene Winterboer SN69
Addie Haberkorn SN36
Jay Talley DSP41
Jose L. Solis DSP47
John & Paula Levin DSP87
Alan & Diane Buck SN04
Allura Weimer RGS27

Glenn Mayeux called the meeting to order at 10:00 am MST
The meeting began with the Pledge of Allegiance

Glenn reported Cindy Pacheco has been added as a new Board member.

Please keep comments to the very end and keep them short.

Shandel Winchel made a motion to approve the minutes from the last Board meeting. Darla Peterson seconded the motion.

Caretakers Report – Rich Lofton

- Patti O'Donnel asked about Fire Mitigation. Should the grass in the common areas be cut to 4" or less?
 - o Rich Lofton reported we will start mowing very soon. The county requires 4" which means everyone's property. Property owners need to keep their grass mowed as well to these standards.
 - o Gates: piggybacking off of someone else's gatecode is not allowed. If this continues, we will remove a person's gate code.
 - o We have a new gate and have been doing a lot of research on the type of actuator needed. Most of them do not have the facilities we need to control piggybacking. One system has an anti-piggyback option. It will close immediately if someone tries to come in behind another owner. The current gate was installed in 2011. Trying to get contractors to come in and mount the system for us.
 - o Washers & Dryers: we are looking at purchase an additional unit instead of replacing the one that is bad. Commercial installations must be done by the providing company. We are looking for a local company to service the washers and dryers. We have been looking at one dryer we have in the shop but are unable to utilize the heating element.
 - o Boiler replacement has begun. We have two tanks which will be replaced. The on-demand system is not feasible (\$15K - \$20K). We will use existing tanks for the installation.
 - o C&S – the heater is going to get replaced as it is worn out. It is difficult to find another wall mount system that matches.
 - o Road widening will also start soon.
 - o If you have any excess fire materials, let Rich know and he will pick up. These types of items will be donated to a place in Hartsel. Sign up in the clubhouse or contact Rich directly.

Office Coordinator – Amber Bacca

- A mailer was sent out Monday. It includes a proxy and ballot request. We are asking for individuals who have the desire to join the board to return the form to Amber. We are concerned we do not have correct and updated addresses for all owners. Please provide an updated mailing address to Amber at the Clubhouse or email at Manager.CORA@gmail.com
- The office is running smoothly. We have been short-staffed the past week.

Recruiting/Human Resources – Darla Peterson

- We lost one of our employees but have hired a couple who will begin working on Wednesday, July 17, 2024.

Treasurer – Shandel Winchell

- Balance Sheet
- Collegiate Bank \$140591.97
- ED Jones 599,150.41
- Receivables
- The Budget Committee meet every Tuesday over the last six weeks. Six people are on the committee. Carol Abbott is the committee chairman with other board members attending. **Dues \$1.032 Upper \$704 ?????**
- The annual meeting will be held August 31 (Labor Day Weekend) in the clubhouse. We will send out the proxies for voting for new board members. The budget will also be sent out at that time.

- There have been a lot of changes this year. Amber has started inputting sales from the Camp Store into the POS system. We track every item which is sold. By the end of the summer, we will have an idea of total sales per month.
- Utilities have been amazing almost 50% less from last year. March 2023 5000kw per hour – this year 3000kw per hour. April 2023 6000kw per hour – this year less than 3000kw per hour. May 2023 46000kw per hours less than 3000kw per hour. NUMBERS NEED TO BE VERIFIED. May numbers don't look right.

Committee Reports

Social Committee – Patti O'Donnell

- There are more people here in the common areas. Wants to have a 45th year anniversary. Has a budget for this type of event. There is a conflict of Saturday night scheduling as every Saturday evening is game night. Other activities have also been planned. There will be a potluck as well as a cake for the anniversary.
- We are still doing ATV rides on Tuesday and Thursday each week. Please join us. Amber recommends putting a poll out to determine the best weekend to hold the anniversary party.

Internet – Mike Oborny

- Shandel reported we have switched over to Starlink. It is going well so far and is much faster.

Water Committee – Glenn Mayeux

- We need volunteers to serve on this committee. Rich Lofton has volunteered to serve on the committee.

Property Guests

- Paperwork is not being completed and turned into the office when guests come onsite. Please complete the appropriate paperwork and return to Amber in the office.
- Amber Bacca reported this is nothing new just trying to implement our processes. She will be working on digitizing the form to make the process smoother.
 - o For security reasons, we need to know who is on the property
 - o If there is an emergency, we need to know who is on the property.
- If you need a gate code, please request 48 hours ahead of time. Your gate code is a record of the number of hours you are on the property. If you share your code, these hours count towards your stay on the property.
- We are looking at additional gate code software.

New Water employee – Kat White. Doing a great job.

Treasurer – Shandel Winchell

- The fiscal year ends August 31, 2024. We do not post on the website the monthly reports. The CPA reconciles information into the next month. We will not have exact figures on 8/31/24 for the fiscal year. These would be available mid to late September.

Glenn Mayeux

- There have been requests from owners regarding golf cart usage on the property. If people using electric golf carts. Will this affect the impact for CORA or shared electricity on top.
- We were told you have to be 16 or older to drive a golf cart. The golf cart usage needs to be enforced at S&N.
 - o No driving carts from S&N to the lower level
 - o Enforce the rules on only people 16 and older can drive.
- Speeding on CORA property. Glenn will be contacting lawyers regarding speeding on the property and what enforcements can be made, if any.

- RGS27 stated – a deputy lives on the property stated he will come out with his speed gun to enforce the speed limits. Air Force academy has enforced curves which slows down speeders
- RGS27 – Social Committee funds. Is the Board in control of the funds? This is not legitimate; it should be a separate account.
- Glenn reported he was contacted by the bank on what to do with \$2,700 in funds in an account. If nothing was done, the funds would be given to charity. There are a limited number of Board members who can sign on accounts.
 - o Patti O’Donnell reported a CORA owner passed away. Their child asked CORA Social Committee to take the money. The money cannot be used for anything else.
 - o Shandel reported there is a line item in the budget designated for the Social Committee. There were three people who were on the signature cards who no longer lived at CORA. The bank account went inactive for several years. The bank allowed us to change the signature card names and take ownership of the money again.

Glenn reported about holding an event for our local fire department.

- There was a discussion at one time of buying a fire permit every year to be given to the fire department. Anyone that wanted to have a bonfire, it could be possible. The money would go to the fire department. (???)
- Rich Lofton reporting that Hartsel and Fairplay both assist with fire emergencies. Suggest we could have a day where emergency personnel could come onsite with their families, have a BBQ, etc. Recommends holding an event for emergency personnel to thank them.
 - o The year after the fire, we held an event for the emergency personnel.

Glenn reported that at 8:00pm there was a call made for emergency assistance. A guest was taken off the property in an ambulance. There were two firetrucks and an ambulance which came onsite.

- Lee Abbott reported emergency personnel needs drinking water. Should CORA purchase water and have it available in case of emergencies.
- Amber agreed to handle the purchasing of the water.

DSP55 – when we to lawyers about speeders. Ask about fining people who piggyback as well.

- Will the installation of Starlink have any effect on the equipment for the internet connection.
- Recommend having the 45th anniversary party at the annual meeting
- The submittal items need to be restructured.

Amber announcements

- We were recently notified that all propane tanks need a safety cap on them. The caps are \$2.00. If your tank does not have one, the employees will add one and charge you.
- There was a wildfire not too far from CORA last week. It was within nine miles of CORA. Amber monitored the situation. We have record temperatures currently. Each property owner needs to obtain fire permits on their own if they have the desire to burn. Also need to check to see if they can burn. Amber can provide the website address if needed to owners.

Owner didn’t hear or understand

- People are pulling in and are unable to get out the gate who are not owners.

Shandel made a motion to adjourn the meeting. Darla Peterson seconded the motion. Glenn Mayeux concluded the meeting at 11:13am MST.

Darla Peterson
CORA Board Secretary