



Colorado State Chapter Knit Together in Sisterly Love to Promote Educational Opportunities

Charitable Corporation Connections - October 2020

Chapter Presidents - We count on you to send this newsletter to all members!

October greetings to Colorado P.E.O.s! If the winds persist, our trees will soon be leafless. We hope that clearer skies and air are the good things to come from the winds.

We continue our transparency effort. We are committed to sharing with our sisters the good, the bad and the ugly. After all, YOU, the P.E.O. membership of Colorado, are the members of the Colorado P.E.O. Charitable Corporation (CPCC). The elected board members are simply the volunteer P.E.O.s tasked with maintaining and operating our two oldest philanthropies, the Marguerite Fund and Chapter House, as directed by you all via our bylaws.

Buckle up, as we share some of that good, bad and ugly currently going on inside our corporation.



THE GOOD

The following lucky sisters won a gift pack of daisy stationery:

Jacqueline Purdy-Davis, ES
Terri Johnson, K
Diane Hurt, EU
Barbara Smilanich-Bianconi, CJ
Donna Racette, GA

This month, we're not sending gifts, but would still like to hear your comments and ideas so we can discuss them as a board.

[Just click here](#)

HUGE thank you to the members of Chapter JA who stepped up on 17 seconds' notice to provide two full days' worth of wonderful meals for the Chapter House residents when one of our kitchen staff members had a family emergency. Our residents considered it a treat and are so grateful. **THANK YOU, CHAPTER JA!!**

Our two CH residents who have been hospitalized and in rehab will be returning home this week. We have implemented a "return to CH- Covid-19 protocol", so we are doing everything possible to keep all residents and employees safe. And we have encouraged flu shots for all residents and staff.

Our groundskeeper Adrian and his partner Ivory welcomed son Malachi in early October. Malachi was 2 months early and weighed 3 pounds -- mom and baby are doing well.

MORE OF THE GOOD

The CH grounds have never looked better thanks to the tree trimming, all the clean-up, aerating, fertilizing, and winter prep. Snow blowers are tuned and ready to roll as are the snow shovels and ice melt. The gardens are taking shape – even the deer appreciate all the attention from Barb and her volunteers. All are welcome to help with prep work and plans for spring planting. Just contact [Barb Nordhausen](#). Whether you



live near or far, you are welcome. Whether you donate plantings or dig you are welcome. Whether you donate time, money or positive thoughts, you are welcome. This is your Chapter House.



Our well-oiled machine the Marguerite Fund continues to sponsor eight Colorado women for \$500 per month gifts. As your chapters are disbursing your fundraising dollars, please remember the Marguerite Fund's Christmas Shower account which needs a boost financially. Christmas Shower money is kept in a separate account. Thank you for the love you

express by [sending your gift](#).

NOW WE GET TO THE BAD -- AND HOW TO MAKE IT BETTER

Our permanent manager resigned at the beginning of the month. Things just didn't work out. The CPCC board meets next on 10/17 and will be addressing how to fill this position.

We recently learned that all the residents' apartment patio doors, windows, and most CH emergency exit doors are not tempered glass. This presents a safety risk that the board believes should be addressed. Bids for replacement range from \$47K-\$140K. (\$65K seems the best value for the quality).

We have found a number of things that have been neglected for many years. All these repairs and maintenance issues add up to a staggering amount.

- Patio doors and windows replaced \$65,000
- Replace two 29-year old water heaters \$8,000
- Boiler plumbing replacement \$1,000
- Annual oven hood cleaning and inspection \$325
- Ready two efficiency apartments for occupancy \$11,000
- Relocate main water shut off valves \$1,000
- Replace ancient CH computer, desk, and chair \$3,500
- Replace dishwasher (broken for two years) \$2,000
- Previous projects (fire mitigation, yard debris removal, plumbing fix) \$12,000

You can do the math. There is money in the Chapter House accounts to pay for all of these fixes, so we do not need a loan, and no one project is greater than \$100,000. Our

bylaws require a vote of the membership for an improvement over \$100,000 or for a loan. Regardless of the monetary threshold, we want to hear your thoughts. Email us by clicking [here](#)

THEN THERE IS THE UGLY

The cottage tenant has moved out because long-term plumbing leaks have resulted in mold and pests. Our insurance claim for the damage was denied based on coverage exclusions for ground water and deferred maintenance.

For those who may not know, the cottage tenant is a Chapter House employee who responds to issues that occur on nights and weekends.

Experts have been on site to assess the damages and offer estimates on remediating the mold, gutting, and rebuilding the rooms where mold has been found. Those figures aren't available yet.

These experts will also be coming back to evaluate CH for any mold concerns.

WE WANT TO HEAR FROM YOU

The Chapter House grew out of love and passion many decades ago and helped fill a need in 1966 - taking care of aging P.E.O. sisters in a beautiful 8-acre wooded setting. The passion and love that has been poured into it over the years by many a board and by Colorado P.E.O.s is immeasurable. However the Chapter House is also a business – our CH and cottage residents are tenants, our staff members are employees, and the CPCC is a landlord and an employer. As its board, our stewardship and legal duties demand that we consider facts and finances along with the passion in making decisions for the business.

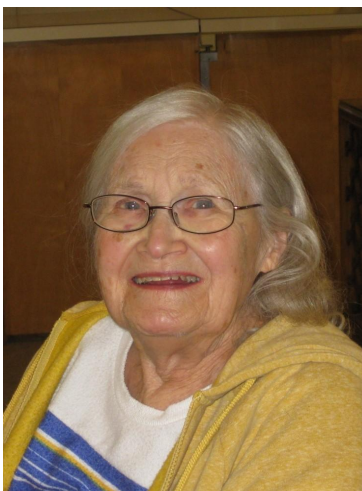
In addition to all of the facts/challenges we have learned about this year and listed in this newsletter, here are a couple more of those facts/finances:

Capital Needs Assessment - this file was too big to link, so this is the CNA without attachments - if you want the entire 14.2 MB file, [ask L J P/L for the last 4 fiscal years](#)

We have big decisions ahead and we value your opinions. Please contact us to let us know your opinions by clicking [here](#). Please put P.E.O. or CCC in the subject line.



OUR BEAUTIFUL RESIDENTS!



Janet Rose



Blanche



Evelyn



Ruth



Susan



JoAnne

Next month: What is Share The Care?

CPCC Board of Directors

Cheryl Burnside, ES, Chair
Susan Miller, W, Vice Chair
L J Van Belkum, JA, PP-CO, Treasurer
Jill Hyde, JI, Secretary
Liz Aikin, Y, CH Trustee
Janet Kingsbury, BV, PP-CO, MF Trustee
Shari Fox, AT, CO President

Stay safe and remember to wash your hands!
