



Colorado P.E.O. Charitable Corp.
A Colorado P.E.O. Philanthropy

“KEEP YOUR EYES ON THE
STARS, AND YOUR FEET
ON THE GROUND.”



Chapter House

On June 5th, the CPCC membership voted to close the Chapter House and sell the property at 1819 W. Cheyenne Rd. Colorado Springs, CO 80906 by passing a resolution facilitating the closing and the actions to be followed. The CPCC has successfully completed several parts of the resolution.

***NOW THEREFORE be it
RESOLVED, that the Colorado P.E.O. Chapter House property be closed and sold as soon as possible; and***

The Chapter House has been closed. To select a realtor, a request for proposal was sent to the Pikes Peak Realtor Association to be distributed to their members all of whom had the opportunity to send a proposal. We received 7 proposals. A non-voting member created a matrix of 13 different criteria. The realtor was chosen by majority vote of the CPCC voting members. Once the realtor was determined the property went on the market. 16 showings occurred. 6 interested parties would not make an offer indicating the price was too high. We received 5 offers. Again, a matrix of 17 criteria was developed by a non-voting member. A majority of the board approved the offer to accept. Details are below on the offer accepted.

***RESOLVED, that a schedule of severance pay be established for the employees;
and***

A severance package was established for all employees based on length of

employment. Currently we have 1 employee at the Chapter House until it is sold and closed and we have a bookkeeper still employed.

RESOLVED, that financial assistance for housing, where needed, be immediately available to each resident who was residing at the property at the time of its closing as provided in the CPCC bylaws; and

According to the CPCC Bylaws:

“Any residents utilizing the Share the Care Program for two years or longer will continue to receive assistance in the same amount with time guidelines decided upon by the Board of Directors at the time of closing, provided that funds are available.” The Share the Care Fund is still assisting our sisters.

The residents of the Chapter House received financial assistance for moving expenses from the CPCC. Their Chapters and area Sisters expressed a loving concern and helped them pack and move to their new homes.

RESOLVED, that the proceeds from the sale of the property be deposited into the CPCC fund prescribed in the CPCC bylaws, remain invested, and used only for the purposes permitted for such proceeds in the CPCC bylaws; and

Once the Sale of the Chapter House is complete the proceeds will be disbursed according to the CPCC Bylaws.

*“Disbursements of Assets. If closed and sold, all proceeds of the sale of the assets of the Colorado P.E.O. Chapter House residence shall be **held in the Chapter House operating fund of the Colorado P.E.O. Charitable Corporation for future use as approved by the membership and consistent with the CPCC Articles of Incorporation.**”*

RESOLVED that the CPCC board shall study the guidelines and purposes of the grant assistance funds in other states that have established such funds with proceeds from the sale of their chapter houses, among other appropriate resources, and shall propose to the CPCC membership at the next CPCC annual meeting bylaw amendments to provide for the purposes and administration of the grant assistance fund that will be established with the sale proceeds and used for the benefit of residents throughout the state of Colorado.

The CPCC Board of Trustees will begin the process of studying and proposing the program to be created with the funds received from the sale of the Chapter House at the next CPCC Board of Trustees meeting.



The CPCC Nominating Committee recommends the following Sisters to be appointed by the CSC President to fill the two openings. Please congratulate our new CPCC Board members.

Patricia Graham,

Janet Kline,



Chapter EK/
Littleton



Chapter CW/
Denver

The new members of the Board's terms will begin at the next CPCC meeting on August 23.



The CPCC Board of Directors is excited to announce that an offer has been accepted for the Chapter House in Colorado Springs. P.E.O. Sisters statewide and the community should be pleased.

The CPCC Board reviewed 5 offers that ranged from a developer wanting to build apartments to a city park. We heard many comments from P.E.O. Sisters and community members on what their desired outcome for the property.

We reviewed the offers based on 17 different criteria - price, purpose, financing, occupancy and contingencies to name a few.

This is an excerpt from the offer that was accepted:

"Since the beginning of our marriage we have imagined having a 'Writers' Retreat,' a place where writers and other creative sorts could congregate, have a quiet place to develop their work, and where we could host intimate events for the community in the form of retreats, speaker series, occasional classes, etc. We understood this 'writers' retreat' would need to be situated some place quiet and beautiful. The Chapter House location is ideal for this type of venture. We also imagined that this would be the place we could call home while facilitating those activities.

Our intention would be, for the most part, to leave the buildings intact while rethinking the flow and layout of the interior. The grounds directly adjacent to the buildings would be designed for outdoor living while the outer grounds would be left in their natural state. At some point in the future we might wish to re-construct the demolished guest house at the west end of the property, or perhaps construct a barn-type structure that would serve as an art studio as the ceilings in the existing buildings are too low for that purpose. We intend to plant fruit trees throughout the property to further beautify the setting and provide fresh fruit to local food relief agencies. THE CHAPTER HOUSE name would be retained for historical continuity as well as for its new intended purpose."

The CPCC Board of Directors believe that this will be a perfect transition for the property.

The CPCC received the asking price of \$2,200,000.00. The sale is to close on October 1, 2021. This will be deposited into the Chapter House account and will begin to be invested. The funds will be available once the proposed program and distribution of funds is approved by vote of the State Membership at an annual CPCC meeting.



Your CPCC Board of Directors is working on a process to fairly, impartially and transparently manage the sale of the contents of the buildings and surrounding area.

The CPCC will announce a day for a SALE for P.E.O.'s to have the opportunity to purchase items that were given as gifts to the Chapter House.

The Bricks and Benches will also be available for those Sisters and families to pick them up and take them. Unfortunately, the CPCC is not able to ship any item.

The realtor has included in their contract that once P.E.O.'s have an opportunity to attend a sale they will handle an estate sale for all other items.

Please do not visit the Chapter House until the day of the Sale. There are other details that need to be accomplished first.

Thank you!

The CPCC Board of Directors would like to thank all of our Sisters for your support and loving concern during this process.



THANK YOU!

Thanks to all of our sisters and friends who have linked their City Market and King Sooper purchases to the CPCC. When you associate your card with **ES330** in the Kroger Community Rewards program, the company donates directly to CPCC.
