

HI COUNTRY HAUS CIRA

Newsletter October 2016

Dear Delegates:

Here is an update to what is happening in our community and what the Board has been working on. Please send this to the owners in your building.

THE PLAYGROUND AREA AND PAVILLION UPGRADES

The installation of the playground was delayed. They are going to start erecting the playground equipment November 1st. It will take one week.

The volleyball court will be cleaned up and some new sand spread next spring. We are getting a bid for this work.

ROADS

Speed humps have been removed for winter. The roads will be graded once before the snow falls. Also the "lake" by building 7 will be filled with Class C aggregate to eliminate the accumulation of water.

SNOW PLOWING

Beavers is meeting with Mountain Madness to address snow storage. We had several issues last winter and these are being discussed to avoid problems this winter.

DUMPSTERS

Beavers has been requested to repair and paint current dumpsters. In addition we are getting an estimate to repair any roofs that are leaking. Owners are reminded that discarding trash outside of the dumpsters is not authorized. This costs the Association additional money for Waste Management to remove.

SOUTH BRIDGE

A car ran into the railing on the South bridge and went into the River. As a result we are looking at how we will repair the bridge. We are in the process of getting the police report for the insurance company. It is our understanding that the gentleman that did the damage did not have a driver's license, insurance, or registration. We are trying to determine if the car is owned by someone else that does have insurance. The Insurance Company has looked at the damage and are preparing a settlement statement. Our deductible is \$500. The utility companies have looked at the utility lines under the bridge and there are no problems. JVA Engineering has looked at the bridge and has determined that it is still structurally sound. However the bridge is not built to code. We have two options. Repair to previous condition or repair and upgrade the bridge to current code. The Board is discussing these options and determining if finances are available to cover any upgrades. Owners will not be assessed for this repair.

RENDEZVOUS CONSTRUCTION

Rendezvous is engaging in significant construction on their property adjacent to Hi Country Haus at the north end of Hi Country Drive. Due to safety concerns and liability issues they have installed a fence to prevent all pedestrian and bike traffic from crossing onto their property. Let's be respectful and good neighbors and not use this trail at this time. There is a public trail on the west side of the Fraser River that begins by our bridge near Hernando's.

Any access onto Rendezvous property at this time may be considered trespassing and may be prosecuted. Thanks for your cooperation.

Rendezvous may build a bridge on their property over the Fraser River to connect to the Fraser River Trail. This would be in lieu of coming through our community.

RECREATION CENTER

A fire door between the laundry area and the Recreation Center was installed. We now have a Certificate of Occupancy. The door that was between these areas was frosted and relocated to the men's locker room to provide privacy.

New soap dispensers will be installed. The current soap dispensers leak and waste product on the floor.

Security is a big issue. The Board is going to install another camera on the deck that better captures the hot tub. A motion sensor light is also being installed that will be on a timer and will be used after the Recreation Center closes at night. We are hopeful that this will deter any after hour activity on the deck. The Recreation Center closes at 10 p.m. The Board is still looking at whether a higher fence around the deck and outside hot tub would be beneficial. Any unauthorized use of the recreation center will be considered trespassing and may be prosecuted. Use during regular business hours by homeowners, their guests and renters is considered authorized.

The Board is looking at getting a new card reader system. We have one bid and are in the process of getting a second bid. Should a new proximity card reader system be installed it would be this fall and everyone would need to sign new waivers and get new cards. To prevent access problems, cards will be issued prior to the installation of the new card reader.

PAVING THE ROADS

During the annual meeting this year, the Board agreed to get estimates on what it would cost to pave the community. We are in the process of getting bids for this work.

TRAFFIC MONITORING

During the annual meeting this year, the Board agreed to monitor traffic flow through our community to determine normal traffic flow before the Sitzmark development is completed and then again after the development is completed. Two companies have been contacted. It has been agreed that this will be started next May.

RESERVE STUDY

According to State Law, we need a reserve analysis to determine how much money we need to keep in reserves to handle repairs and replacements in the future for both the Recreation Center and the PUD. Our previous reserve analysis was for the old Recreation Center and the PUD combined. We are in the process of contacting various companies to help us with this analysis.

WEBSITE

Our website has been updated with current pictures of our new Recreation Center, previous newsletters and minutes of the meetings and the rules for using the Recreation Center. Please visit our website at <http://hicontryhaus.com/index.htm>

SKI BUS STOPS

There will be a bus stop at the Recreation Center. Because the bus route was changed last year, signs will be changed from Building 19 to the area by Buildings 15 and 16. The ski bus no longer exits the same way it enters our community. The ski bus exits by Hernandos now.

WINTER PARK TOWN PROPOSAL TO ACQUIRE ADDITIONAL RIGHT OF WAY

The Town has contacted the Board requesting additional PUD land to enable them to have a 40 foot right of way for the road they are preparing for access to their development/market. This affects the area by the Hi Country Haus sign at the South entrance. The town has been requested to present this proposal at our next Board meeting. Delegates are invited to attend. The town understands that this will require a Delegate vote.

NEXT BOARD MEETING

The next Board Meeting will be held on November 19th at 2 pm at the Recreation Center.