

HI COUNTRY HAUS CIRA

Newsletter February 2017

Dear Delegates:

Here is the February update for the HCH CIRA. Please send this to the owners in your building.

BOARD CHANGES

Rexene Holland, the HCH CIRA Board President resigned last month. The board thanks her for her dedication and service to the community both as president and as a board member. Bob Mercer, the HCH CIRA Vice President, stepped up to serve as interim President, but resigned on Sunday. We thank Bob for his 10 years of service on the board. The board elected Julie Daehn as the new HCH CIRA president, and Jeff Oehm as the new Vice President.

RECREATION CENTER

With the cold weather and abundance of snow, the building is being put to the test and we are identifying warranty items for submission to the general contractor. We want to be sure our project manager (PM) and general contractor (GC) correct these issues during the warranty period.

The current top priority warranty items follow, but are not limited to:

Insulation in the roof: The roof was not insulated per contract by the general contractor. The Top Cord is missing the required insulation. The general contractor will install the insulation as per the drawings, which is R39 grade insulation. As long as the general contractor is correcting this, the Board is considering paying the incremental cost difference to upgrade the insulation.

Mold in the crawl space: The Board had the crawl space tested for mold and the tests came back positive. We should get the remediation estimate on Monday, Feb 13 and will submit this information to the project manager and general contractor to determine who is responsible for mitigation. RMCat said the recreation center can still be open and is not a health risk to users, but mitigation needs to happen before the weather gets warmer.

Water heater pipes freezing: The water heater HCH had in the old building was relatively new, so it was used in the new building. Code requires a large open vent in the roof above the water heater. This required vent has been allowing extreme cold air into the water heater room, and the pipes in this room are freezing. The Board is working with the GC on the following solutions:

1. Install a vent that opens only when the unit exhausts and install a baseboard heater in the room.
2. Purchase a new water heater that vents directly outside and sell our good used water heater to another building or business in the area.

HVAC unit not functioning correctly: The men's locker room has been cold this winter. The HVAC sub-contractor thought this was due to the diameter of the gas supply pipe for the system. The HVAC sub-contractor had this pipe changed out and the problem has continued. Having eliminated this as a variable, they will continue to trouble shoot this problem.

HVAC sub-contractor will also locate fresh air vent in fitness center. This should help keep the room cooler for the users of the fitness center. The above are currently the highest priority warranty items the board and recreation center committee have been working on. There are a total of 40 warranty items that the recreation center committee is following up on and delegates and homeowners are welcome to view the list and ask any questions on these issues. (Where can they view the list?)

Given these issues, there have been concerns that there may be other issues we don't know about. It was suggested at the meeting that the board hire an independent engineer/consultant to audit the building plans and building. The board voted and agreed to do this.

There have also been questions about a dehumidifier. There is not a dehumidifier at the new HCH recreation center. The new HVAC system in the natatorium was designed to work without a dehumidifier. The American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE), has established standards for ventilation rates for indoor environments, including swimming pools, for acceptable air quality. Indoor pools and spas require that the relative humidity levels be maintained between 40% and 60%. This level provides for the comfort of the users and guests, assists in the control of energy consumption, and provides for proper building protection. The humidity in the HCH natatorium has successfully been running within this range.

With or without a dehumidifier, air temperatures in indoor pools should be maintained 2 degrees to 5 degrees above the water temperature according to the National Swimming Pool Foundation.

Security update. The Board installed another camera on the deck that better captures the hot tub. A 6' fence has been installed around the deck to provide better security. Beaver's will continue to lock the outdoor spa at closing.

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 continues to look at getting a new card reader system.

I don't think there are any significant updates on these. We are still waiting on quotes for the roads. Plowing seems to be ok except for Rendezvous which is mentioned below. Dumpsters are on hold until spring weather.

RENDEZVOUS

We have asked Rendezvous to remove the snow storage that is directly uphill from our recreation center.

WEBSITE

Our website continues to be updated with information about our community. Please visit our website at <http://hicountryhaus.com/index.htm>

SKI BUS STOPS

There is a new bus stop app that can be downloaded to smart phones. Click here to get the new [Ride Hop app](#).

UPCOMING Q&A AND BOARD MEETINGS

The Board will host a Q & A for delegates or homeowners who could not attend the last board meeting. This will take place by phone on Monday, February 13 at 7:00 pm. Dial in details will be shared via email in the coming days.

The Board will also be hosting an open house meeting in Winter Park on Saturday 2/18 at 6pm. The Rec Center is quite popular this time of season, so instead of trying to meet there, we will be hosting the meeting at Beaver's Lodge (same location where we have had our annual owner's meetings over the last several years).

And finally, the next Board Meeting will be held on March 11, 2017 at 4:00 pm at Beaver's in Winter Park, CO.