

# HI COUNTRY HAUS CIRA

## Newsletter March 2017

Hi Delegates and Owners:

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

### MEETINGS

We've had several meetings since our February newsletter. As announced then, on Feb 13<sup>th</sup> we had an Owner Q&A Phone call where we had a good turnout of 25ish people dial in. During that call we reviewed quite a few questions sent in via email and got as much information as we could out there regarding the community and rec center building. Then on Feb 18<sup>th</sup>, we hosted an Owner Meeting Q&A in Winter Park with an open question and answer format. And on March 11<sup>th</sup> we had our monthly Board meeting which some owners also attended.

Similar information was covered in both the Q&A's. The big item of discussion was the rec center building and construction warranty issues that we're working through. In general, new construction comes with a 1 year warranty period, and as we go through our first year in the building, our first cold temperatures, and our first spring winter crowds, we're capturing the brunt of new issues.

I want to assure everyone that we share everyone's concern around maintaining and keeping our new building up to our collective standards to be something we value and take pride in. We continue to work to resolve issues for the long term, with resolution of root cause as it can be identified.

### RECREATION CENTER

We continue to work through issues as they appear with the building. Ones smaller in scope with clear resolution are worked through quickly. Larger issues without clearly defined resolution or root cause take a much longer period of review with our PM and Contractor. We thank you for your patience while the process runs its course and we work toward the correct long term resolution.

We are in the process of hiring a Professional Engineer to review the building and some of the specific issues that have been found. We will work with them to review construction drawings compared to the building to try to proactively identify any areas we should be reviewing that haven't come up yet. We'll be looking for them to review existing problem areas, as well as identify potential problem areas, and making recommendations on resolution.

To follow up from the last newsletter, here's the status of those top priority warranty items, and some additional items:

Insulation in the roof: The roof was not insulated per contract by the general contractor. The Top Cord is missing the required insulation.

- In reviewing this item with insulation experts and the contractor, we are moving towards resolution of this warranty item being installed as additional insulation on the ceiling and not installing on the top cord. The expert consensus is that this would be more efficient and less likely to create an insulation pocket between the ceiling and top cord that may need additional ventilation added.

Mold in the crawl space: The Board had the crawl space tested for mold and the tests came back positive. The tests indicated that the mold is not causing a health risk to users, and the recreation center can remain open.

- We continue to work with the PM and Contractor to schedule the mitigation and cleanup. There are several parts to this item – the mold mitigation, which will require the insulation to be removed and new insulation installed in the space, the uncovering of vents that all for air flow in the space (these were covered during construction by the insulation), addition of a vapor barrier to prevent further moisture in the future, and possible addition of an exhaust fan. Some of this work will be done under

warranty (mold mitigation), and some of it are upgrades we've identified that we'll likely pay for (for example the vapor barrier).

Water heater pipes freezing: This occurred due to venting allowing too much cold air into the space during extreme temps:

- We are leaning towards purchasing a new water heater that vents directly outside. This is a longer term solution than the venting options reviewed. Having made it to spring, this will likely be scheduled for the fall.

HVAC unit not functioning correctly: Temperature variances between rooms in the building is excessive.

- We continue to work with the HVAC contractor to resolve these variances. The latest round of balancing the system has greatly improved the range of variances. We will continue to monitor the temperatures throughout the building and tune the system. We also had the HVAC duct insulation reviewed, there was less insulation than spec'd on the designs, that has been resolved under warranty by adding another layer of insulation wrapping the outside of the ducts. This should result in additional improvements in warmer air to the farther reaches of the building.

Roof Snow Pack – adding this item that was not in the last newsletter, but one that was under review. The large snowfall in January led to ice dams and snow slides on the back side of the building, which also tore down the gutter. We had the roof shoveled, as well as the snowpack from the back of the building. Then installed heat tape to aid the snow runoff.

- We'll be looking at several improvements to the roof in the spring after the snow melts. All of which will be reviewed with the roofing sub-contractor – The Roofing Company.
  - Installing roof vents (this is more for attic ventilation).
  - Adding snow slide diverters above the gutters when they are reinstalled.
  - Installing a roof overhang or something similar to divert sliding snow away from the foundation.
  - Reviewing the grading next to the building to assure it drains away from the foundation.

Card reader system - in the last newsletter we noted that we are considering a new card reader system.

- We will likely defer installing a new system until the more major building items are resolved. In the interim, we've started monitoring card reader issues to narrow in on the root cause of the issues. There were various interpretations of not working that led us in different directions whether that was - cards that didn't work, then did work; the front door mechanism not fully opening and needing reset; cards that expired and would never work. There were several cases through the winter where the front door mechanism needed to be reset. We've worked with the contractors on that and haven't seen a recurrence in the last several weeks or month. There are still cases where cards do not work either because they were demagnetized or expired, unfortunately that means that you will need to have new cards made. Those can be requested at Beavers Lodge front desk during their normal business hours, please take a proof of ownership or identification so that they can confirm your new cards. If your card doesn't work on the front door, please try the laundry door or side pool door to determine if the issue is with the reader or the card.

## **ROADS & TRASH**

Our roads have been holding up about the same as always. Warmer weather brings on the pot holes. Beavers has been filling those with gravel and working to keep up with that maintenance.

Trash this time of year continues to be a problem. Please don't leave trash or large items next to the dumpster. It is a hefty fee from Waste Management when their drivers get out of the truck to pick up items.

## **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](#).

## **WEBSITE**

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

## **UPCOMING MEETINGS**

The next Board Meeting will be held on April 8, 2017 at 4:00 pm at Beaver's in Winter Park, CO.