

# HI COUNTRY HAUS CIRA

## Newsletter April 2017

Hi Delegates and Owners:

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

Spring is upon us, the **Pool will be closed** May 8<sup>th</sup> – 12<sup>th</sup> for spring cleaning.

### MEETINGS

The April Board meeting was on 4/8. The Minutes for the March meeting were reviewed and approved at that meeting. Those are available on the community web site. Major agenda points for the April meeting were:

- Warranty Repair updates – progress continues on resolving issues
- Annual Meeting – meeting will be June 17<sup>th</sup> at 9am at Beavers in Winter Park
- Spring Cleanup
  - Pool Closed for Cleaning May 8-12th
  - Road Grading – first couple weeks in June
  - North Entrance Construction - Summer
  - Bridge Railing Repairs - Spring
- Board Meeting - May 22<sup>nd</sup>, 5:30pm at Hindman Sanchez Offices - 555 Zang Street, Suite 100
- **Annual Owners Meeting** planning – meeting will be June 17<sup>th</sup> @ 9am at Beavers Lodge (same location as last year)

### 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.

**Engineering Review** - We have hired JVA Engineering of Winter Park to review the building and some of the specific issues that have been identified. We are working 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. They are reviewing existing problem areas, as well as identifying potential problem areas, and making recommendations on resolution. Their review should wrap up the first week of May and we should have their report to review at the May board meeting.

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.

- During our nice weather earlier this month, the contractor was able to get the installation of the roof vents done. Next will be the installation of insulation updates in the attic

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.

- Our construction firm has hired a 3<sup>rd</sup> party mold specialist – Excel Environmental to do the mold cleanup. They were up the second week of April, but found spring runoff water in the crawlspace. The cleanup work is on hold while the contractor reviews the source of the water.

- The vents in the crawlspace have been uncovered to the outside, and the construction firm installed wells around the vents to ensure exterior access to fresh air.
- This area was noted with JVA Engineering as in item requiring review and recommendations during the building engineering review they are performing. They had some great initial feedback on how to improve the space to allow heat from the building to condition the space to prevent freezing pipes, as well as comments on the vapor barrier we're considering installing.

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

- No update – current status: 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.

- The updates done for duct insulation and system balancing continue to work well. Temperatures are more balanced throughout the building. We're out of the season of extreme cold snaps, but did see improvements during some of the colder temps in late March.

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.

- During the initial walkthrough of the building with JVA Engineering, they concurred on several of our pending recommendations. They noted that the heat tape is a must when having gutters in our climate. They didn't concur that gutters should not be installed or that an overhang needs added to the exterior pool roof. They cited several other commercial buildings in the area with similar designs. More information and recommendations will come in their final report. They noted the most important aspect of the roof runoff is proper drainage. They also noted that most buildings of this size do have a maintenance contract for shoveling snow when loads exceed 2 feet. That will likely be an ongoing maintenance item.
- Roof vent installation is complete. Still waiting till later in the spring to review additional items including drainage.

Card reader system - functioning normally.

## **ROADS & TRASH**

**Spring Runoff** – The city of Winter Park will again be providing sand and bags to the community for spring runoff water mitigation. The community property manager, Beavers, is coordinating with the city for the drop off of the materials. It will likely be staged in the community parking area by B21. Coordinate with your owners and building maintenance contractors to fill and place the bags around your building as needed. Once the runoff recedes, we will have Beavers pick up the sandbags from around the community. It will be used for pothole filling throughout the summer.

**Roads** - The pothole filling continues. Using rock to fill in holes is holding up well. We'll be doing our spring grading and lay down some Class C base in early June.

**Trash** – as we move into the low season, many owners take on remodel projects. Please be sure to put all trash in the dumpsters. The community incurs extra costs to pick up items placed outside the dumpsters. Make use of the Thrift Store in Fraser rather than leaving items out with Free signs. Also, spring maintenance will be done to repair and spruce up the trash shelters by our property management company.

**Bridge** – we're currently getting bids and scheduling work to repair the South Bridge railing that was run into over the winter. We did recoup some of the costs, and are looking to repair the railing with some engineering recommended enhancements.

**South entrance paving** – The City of Winter Park have been deep in the construction phase of the development near our South Entrance. The community voted to deed over the portion of the road from the South Entrance to the turnoff into the development in exchange for paving our road from the South Bridge to the South Entrance. This work is planned for the summer. Exact dates are not available yet.

**Traffic Monitoring** – we will be setting up a traffic monitoring device on the road near the South Bridge. The intent is to get a baseline of traffic in the community before the South Entrance paving and Winter Park development completes. Then we'll measure again next year to see if there is increased traffic in our community as a result of the new development. This will give us statistics for working on any necessary changes if there is increased traffic flow.

## **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://hicountryhaus.com>

## **UPCOMING DATES**

- Early May – City of Winter Park is installing 2 new sewer vaults near the north bridge and building 21
- May 8-12 – Pool closed for spring cleaning
- May 22 - Board Meeting at 5:30 pm at Hindman Law Offices, Denver
- Early June – road grading and maintenance
- June 17 – Annual Owners Meeting at 9am Beavers in Winter Park (same location as last year). Notices will be mailed in May.