

HI COUNTRY HAUS CIRA

Newsletter August 2017

Hi Delegates and Owners:

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

Thanks to all who attended the HCHCIRA Annual Meeting on June 17th. We had a great turnout of building delegates and owners. 2 new HCHCIRA board members were elected, welcome to Susan Hauer and Rick Sutton. Art Ferrari was also elected to another term.

Here's a brief unofficial summary of the meeting:

- **Finance Review**

- As we wrap up the warranty phase of the building and construction costs are finalized, we'll be looking to close the construction accounts and books this year.
- When the final construction and warranty items are finalized, the board is considering paying off the construction loan with existing Rec Center funds. This would save interest payments and leave a cushion in reserves for any moderate unforeseen expenses.
- Annual Budget and Actual finance documents were reviewed. The HCHCIRA Rec Center and PUD finances are healthy. There will not be a change to dues.
- Budget for FYE 2018 was approved by delegates and is based on FYE 2017 actuals.

- **Management Review**

- Annually in the fall, the snow plowing and snow storage is reviewed by Beavers Mgmt with the snow plow contractor. If your building has some special considerations, please contact Beavers Mgmt at propertyManager@hicountryhaus.com to make them aware of any concerns.
- Sitzmark South construction continues with the city. We have turned over the road easement to them, and construction has begun on the drainage and paving that will take place from the South entrance to the south bridge.
- South Bridge sustained damage in a vehicle accident. We have quotes to repair the railing and do additional improvements that would bring the bridge up to code. We are working to coordinate the work with the town's construction so that everything is completed before winter.
- North Bridge sewer work is pending by Grand Co Sewer. This work is slated for after the road restrictions and construction is complete on the South entrance.
- Bears have been active in the community this year. They are attracted by the trash dumpsters, bird feeders and bbq's in the community. Please be diligent and don't leave food sources out, and be sure to secure the trash building doors.
- Parking continues to be an issue in the common areas. At the owner meeting, a reminder was given that common area parking is for owner/guest short term parking. RV's, trailers and commercial vehicles should be parked in their building lots.
- We will install additional pet pickup dispensers on trash containers throughout the community. Please make use of them to pickup after your pets and keep the community clean.

- **Rec Center Review**

- We continue to get many compliments on the new Rec Center facility. It is staffed on Friday & Saturday evenings, as well as holidays to help monitor the usage. Please follow the guidelines posted around the center to keep the facilities clean and new.
- The outdoor hot tub has been a great improvement included in the new facility. It brings with it some challenges on usage after hours. We have upgraded the security lights, cameras, and fencing to discourage trespassers.
- Unauthorized access to building - Please do not let people into the building without a card. Have them retrieve their card from their unit, contact Beavers Mgmt for replacement cards or contact their rental companies for assistance.
- It has been several years since we installed the card access system to the Rec Center. We will be re-issuing owner cards this fall. The tentative plan is to start issuing new cards in September, and then expire all existing cards in October. More information to come as we finalize the planning.
- Board is reviewing the Rec Center building site audit with JVA Professional Engineers. This information is being reviewed with the contractors to finalize warranty work.
- Major warranty items outstanding
 - Drainage along back of building (including water/mold in crawlspace, roof snow sliding)
 - Roof insulation in building.

WEBSITE

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

UPCOMING DATES

- Thru August – Town of WP paving work at south entrance to south bridge
- August 15th – HHCIRA Board meeting
- Sept – Oct – re-issue pool access cards to all owners
- Fall – Grand County Sanitation work near north bridge.