



HI COUNTRY HAUS CIRA

Newsletter October 2017

Hi Delegates and Owners:

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

Winter is quickly approaching and community preparations are going on everywhere. Thank you for your patience while various construction and cleaning projects are going on throughout the community.

Here are a few highlights from the last couple of months:

- Rec Center Closure – fall cleaning is here. The Rec Center and Pool will be closed Nov. 6-10th for the fall deep clean. The pool will be drained and re-filled. We do this twice a year. The re-fill and heating of the pool takes about 3 days.
- South Bridge Work – the south bridge sustained damage by a vehicle accident last spring. As part of those repairs, we had the bridge reviewed by JVA Engineering. They recommended bringing the bridge up to code as part of the repairs. While that work was in-progress, we found that the timber decking could not be re-used as planned. Since we are replacing the decking, we're getting bids on a concrete decking instead of timbers (same as North bridge). This has caused a delay in the work, but we're working diligently to have this wrapped up before winter sets in.
- Sitzmark South entrance - paving is largely complete, with a few finishing items. The paving was done by the city in exchange for the road easement into the back of the new market/housing. This project was valued at more than \$300k worth of work. Cleanup items will be completed in the spring and include:
 - Building 15 drainage swale will be updated
 - Building 16 apron installed
 - Building 19 driveway installed per construction plan
- North Bridge sewer vault replacement is complete. This moved the sewer access point out of the river and into the utility easement.
- Drainage – a project is wrapping up to improve drainage behind the Rec building and leading past the pool to the field. The snow melt last winter highlighted several areas for improvement. We will also be talking to Rendezvous regarding maintenance of their retaining wall in that area.
- Pool Roof - a roof snow fence with gutter and heat tape will be going up this month on the pool roof.

- Mold Mitigation - the building crawlspace mitigation is still on hold. With the drainage project completion, we're waiting for the area to dry out before mitigating (warranty will pay for mitigation).
- Rec Center Loan - we continue to manage expenses well, and as we wrap up construction improvements, the plan is still to review remaining items and pay off the rec center loan going into next year. This would save interest payments and leave a cushion in reserves for any moderate unforeseen expenses
- Rec Center Warranty Work - our construction company, Centerre continues to work with us on warranty items. Through last winter, many items related to insulation and heat loss were addressed that we'll be monitoring this winter.
- Road Prep for Winter - speed humps have been removed and final road grading with class C drop was done in October.
- Snowplowing - the community walkthrough with our snowplow contractor is imminent. This is where we review the snow storage area and any special considerations needed when plowing.
- Pet Pickup Containers - we added several pet pickup dispensers on trash containers throughout the community. Please make use of them to pick up after your pets and keep the community clean.
- Access Card Replacement – we did not get mobilized on the card replacement plan this fall. We will take that up in the spring. The system has been working well, and just didn't have enough time to coordinate card replacements before winter. If you need new cards, they can be requested at the Beaver Lodge front desk. Please provide some ID that identifies you as the owner of your unit. If they cannot confirm with ID and county records that you are the owner, you (or your guests) will be issued a 2 week temporary card until the matter can be cleared up.
- Rec Center Staffing – we will continue to staff the rec center building and pool during high traffic periods this winter. This staffing is there to make sure the facilities are being used appropriately. Please follow the guidelines posted around the center to keep the facilities clean and new.
- Our HCHCIRA Board Treasurer during the construction process has been Susan Roushey. She did an amazing job when she took the role on by transitioning the accounting duties from a company in Boulder to BVM in Winter Park. She has monitored our expenses, payments, loan process and loan re-finance over the years. She is selling her condo and moving on this fall. She has been an amazing member of the board, and a fantastic member of our community. If you see her out and about, give her a big THANK YOU! Rexene Holland will be taking over the Treasurer duties, and will bring her amazing organizational skills used with the Rec Center warranty work into the Treasurer role. Thanks Rex!

Think Snow!

HCHCIRA Board