

Hi Country Haus CIRA Newsletter

August 2018

Hello Delegates. The Board met on 25 August, 2018. Please forward this newsletter to the owners in your building so they know what is going on in our community.

Please let all your owners know that the swipe cards for the Rec Center are being replaced. New cards will be issued by Beavers and the old cards will expire on 1 November 2018. You can obtain the new cards at Beavers during the week or on Saturday mornings. A waiver for liability will need to be signed. New cards can also be requested and mailed after execution of a waiver. Please contact Beavers for additional information.

1. A paving survey was conducted based on a motion at the annual meeting to determine the interest in our community to have the roads paved. An e mail was sent to all delegates with a rough order magnitude of what it would cost to 1) pave our entire community and 2) pave just from the north bridge to the Rec Center. The rough estimate was based on what the town paid to pave from the Conoco to the south bridge. I received responses from 21 out of 27 buildings for a 77.77% response. 20 out of 27 buildings voted no for either option for paving. 1 building voted yes for both options. Two owners voted to pave just from the north bridge to the Rec Center. This survey indicated that our community is not in favor of paving our roads at this time. The Board would like to defer any further discussion on paving for several years.
2. Four additional speed humps have been ordered as well as a special one for the paved section from the Conoco to the south bridge. The speed limit for our community will be changed to 15 MPH. New speed limit signs have been ordered and will be installed. A bid was obtained for a solar flashing speed limit sign. Bid came in at \$3100 for one sign. We will wait and see if this is still needed with the addition of the extra speed humps.
3. At the annual meeting a suggestion was made to disable the card reader on the pool side of the building to keep owners/guests from walking in with street shoes on. The City and the Fire department were contacted to see if this was acceptable. There is no problem in blocking this as an entrance as long as it can still be used as an exit. The card reader will be disabled at this location.
4. Additional dog mitt stations have been installed.
5. Bear signage has been attached to all dumpsters.
6. A bench was placed at the indoor entrance to the Rec Center for those taking their shoes off before entering. A boot cleaner was also obtained and will be placed at the outside entrance starting in the fall to clean boots off before entering. Boot trays have been placed in both locker rooms as an alternative to placing dirty boots/shoes in the lockers.
7. A No Diving sign was installed in the pool area.
8. A Pedal/Push/Pull contract was executed for quarterly maintenance of the fitness equipment.

9. A rock wall was built by the pavilion to stabilize the dirt in that location.
10. Additional snow guard rows will be added to the pool roof. These are snap on guards as we do not want to punch holes in the roof and ruin its integrity. This is a safety issue to slow the snow from sliding off of the roof. Last year the snow took the guards off as well as the heat tape. The manufacturer recommended additional rows to keep the snow from sliding. The good news is that the gutters were not affected. Beavers located the gutters lower on the roof so they are protected.
11. A Consultant was hired to evaluate the natatorium, specifically the humidity levels and the current HVAC system. We are experiencing humidity levels on the high side of acceptable. The consultant advised that this could cause a long-term detrimental effect to the walls, the roof and the windows. Based on this evaluation, it is recommended that we take appropriate action to improve the ventilation and reduce the humidity in the natatorium. An RFP is being prepared and the Board will go out for bids based on the consultant's recommendations.
12. The Town has ordered signs for the new development at Sitzmark before Nob Hill Drive to indicate "No Left Turn" to keep traffic from flowing through our community.
13. The south bridge will be painted this fall. It is currently just primed. An Eco friendly paint will be used. In addition, reflectors will be placed on both ends of the bridge so it can be identified at night.
14. The town advised that the aprons for buildings 15, 16, 17, 18 and possibly 19 will be completed shortly.
15. We are in the process of signing a contract with Wood River Natural Gas in lieu of Excel for supplying natural gas to the Rec Center. This will result in a savings over the next year. They are currently supplying gas to many other businesses in the area and come with good recommendations.
16. Repair of dumpster roofs for buildings 22, 11, 12 and 13 has been scheduled for this fall.
17. We are in the process of getting bids for vapor barriers for the clubhouse and pool crawlspaces. Mold mitigation was completed last year and vapor barriers were recommended.
18. There is a cable under the south bridge that is hanging and resting in the river. Century Link was contacted and a work order was initiated. We have followed up on this continuously. Hopefully this will be repaired before winter. We were advised by Century Link to not touch their property.
19. Excel energy repaired a gas line that was originally under the bridge. It had a leak. The gas line was re-directed under the river. Their subcontractor did a poor job of repairing the pavement that they cut out. We are in the process of contacting them to get this remedied.
20. There is a water leak by buildings 8, 9 and 10. It is unknown at this time whose responsible for the repair, the building, the PUD or the Water Board. This will depend on where the leak is and what is determined after the road is dug up and the leak is exposed.
21. No parking signs will be placed in the common area by buildings 24 and 25 in the island area. This is needed to allow sufficient room for the buses. Last year we experienced some cars that parallel parked in this area and it was extremely difficult for the bus to maneuver around them. We want to make sure that the buses continue to come through our community unimpeded.

22. We are asking that our Property Management Companies start using ACH for the PUD/Rec Center dues. This will eliminate any late payments and facilitate the accounting. Please contact your Property Management Company and encourage them to do this. They can obtain the appropriate form from Beavers.

23. We are doing well financially. Last month we had net income of \$8,000 which exceeded the budgeted amount. We are adding money to both the PUD and Rec Center reserves on a quarterly basis.

24. Parking in common areas is a point of discussion at our annual meetings. We listened to the delegates and owners at the last meeting. As a result, the Board is working on a new Parking Policy. We have come to a consensus on what should probably be in that policy and are in the process of re-writing the original policy. This has not been an easy task. We, as a Board, want to implement the new policy as long as there is adequate delegate support to do so. I intend to send this out to the delegates for comments once the Board is satisfied with it.

25. Sitzmark South requested a height variance for the new building they are getting ready to build. They had a Public Meeting on August 14th. We were well represented in the community either in person or by e mail to the Town. The Town responded to each e mail with the results of the variance request. They approved the variance. They stated, "...the biggest take away from this Board of Adjustment for neighbors was that the visible height of Building E will not be above 55', which is the height already allowed by code for that area. The board found that the variance was not asking for an increase in visible height above the ground level which would impact views as much of the public comment mentioned, but rather asking to consider measuring the height from the finished grade level due to unusual circumstances on the site (a detention hole from the previous owners). Town height requirements measure from the lowest point of exposed foundation (in this case the underground parking garage, one story below the ground) or existing grade/ground level (in this case the lowest point in the building footprint is a previous detention hole that was dug out for the James Peak failed development). " "...the Planning Commission...did require a photometric report (light study) for Building E prior to building permit and planning ...that the light not spill into adjacent properties or anywhere outside of their lot..." Thanks to everyone that either attended the meeting or sent in an email comment.

The next Board meeting is scheduled for September 23, 2018 at 9:30 am at the Rec Center. Owners are welcome to attend.

Your Board:

Rexene Holland, President

Robert Mercer, Vice President

Susan Hauer, Secretary

Chad Lisowe, Treasurer

Alice Lecinski, Member

Rick Sutton, Member

Martha Hedrick, Member

