

Hi Country Haus CIRA Newsletter

May 14, 2019

Hello Delegates. The Board met on May 6, 2019. Please forward this newsletter to the owners in your building so they know what is going on in our community.

1. The Annual Meeting will be held at Beaver Lodge on June 22, 2019. A formal notification will be sent shortly. Meet and greet starts at 8:30 am with coffee and snacks. The meeting starts at 9:00 am. Only delegates may vote at the meeting. Please make sure your building has identified a delegate. If you are receiving this newsletter to pass on to the owners, you are the delegate I have on record. If a delegate cannot attend the meeting, they can provide a proxy and name an alternate to vote for them. A copy of the proxy is enclosed with this e mail. It should be provided to Beavers. It can be mailed to Beavers, PO Box 21, Winter Park, CO 80482 or it can be texted to 1-213-814-4622. In order to save time at the meeting this year, I am also enclosing a copy of the annual minutes from last year. Please review prior to the meeting. We have invited the head of the ski area and the town manager to speak at our meeting and update us on what is happening in our community. A picnic will follow at the pavilion at the Rec Center.
2. We have three openings for Board members this year. Please consider volunteering to serve on the Board. We are currently meeting for 2 hours every month and a half. We do some business by e mail in between meetings. Members can teleconference. Some meetings are in Winter Park and others will be in Denver. We currently have a great Board that works together well to get things accomplished for our community. But we could use additional members. Please raise your hand at the end of the annual meeting for the election of Board members and volunteer to help the community. Or let me know you are interested and I will nominate you.
3. The Town will deliver sand and sand bags shortly. Denver Water has advised that they will stop retaining water effective June 1st. Each building that is affected by the flooding is responsible for filling and placing their own sand bags.
4. The roads will be graded shortly and speed bumps re-installed. We ordered additional speed bumps last year so we will be installing three more this year. Drainage issues by building 10 and between 7 and 25 will be addressed.
5. Bear signage has been ordered and will be put on those dumpsters that currently do not have signs. Also please remember that we have moose that like to travel through our community. Be very cautious around them.
6. I sent an email to all delegates asking if owners would support changing to a proximity card reading system. I received very positive feedback from a majority of the buildings. We are currently in the process of making this happen and hope to be able to distribute cards during the annual meeting this year. Cards can also be obtained after that from Beavers at the Lodge or they can be mailed to owners with a slight fee to cover the cost.
7. Spring cleaning will start at the Rec Center May 13 through May 17. The Rec Center will be closed during this period. A notice was sent out to the delegates last week to forward to the owners. We will be getting new chaise lounge chairs and patio chairs to replace the broken ones. We are looking at metal chairs with a mesh type material. The discolored ceiling tiles in the locker rooms will be replaced. The grout in the showers will be cleaned and resealed. The pool and hot tubs will be dumped and refilled. The sand filters will be changed out. And more.....
8. The Board has voted to replace the small hot tub on the outside deck with a larger in ground commercial spa. The new spa will be 144" x 92" x 42.5" deep. The current hot tub has become extremely popular and overcrowded necessitating extra maintenance and upkeep. A new larger spa will better serve our community. We are hoping to have this completed by the annual meeting.
9. The locker door in the men's locker room that was ripped off the locker has been repaired.
10. The knuckle head in the showers has been a constant problem. It has been replaced several times. Even commercial grade knuckle heads don't seem to last. We are currently working to resolve this problem.

11. We will be changing out the toilet paper holders in the bathrooms to commercial ones that hold larger rolls of toilet paper.
12. We were going to get a snow shed for the ski bus stop by the Rec Center. Instead we have decided to get one of the old ski chairs to put by the ski bus sign. It will require less maintenance.
13. Dumpster roofs will be repaired for building 8 and buildings 11, 12 and 13 prior to the annual meeting.
14. The Town will be paving an apron 40 feet wide by 20 feet long for building 16 and 17. This is planned for June after the ground warms up.
15. Rendezvous will be repairing the drainage ditch between the road by building 5 down to building 26. A schedule has not been firmed up but a commitment has been received.
16. A suggestion was made by an owner in our community to put vending machines in the club house. We looked into this possibility and have decided not to pursue this.
17. Our consultant has made recommendations regarding the humidity levels in the natatorium. He put together an RFP and we are waiting on bids. The consultant will evaluate the bids and make recommendations to us on which one meets our needs and is reasonable. The consultant will work with the contractor and make sure the work is performed in an acceptable manner and resolves the humidity issues. We expect bids shortly.
18. The crawl space has dried out considerably. It is still damp in spots due to ground water. We have vents for airflow for the summer months. We are also going to put exhaust fans in the crawl space to help keep the area dry.
19. Our trash company is significantly increasing rates this year. They are charging more for items left out of dumpsters. The Board is very concerned about this and it will be a topic of discussion at our annual meeting. Owners should not be dumping large items outside of dumpsters. If this continues and we are getting billed higher rates for removal of these items, we may need to consider other options. Please ask your owners to not place items outside of the dumpsters. There is a dump site in Frasier and that name and address will be provided at the annual meeting.
20. Unauthorized parking in common areas continues to be a discussion item at our meetings. We have towed several vehicles that have been left in the lots for extended periods of time. More effort is going to be placed on enforcing the 24-hour parking policy.
21. There is a drainage issue behind buildings 8, 9 and 10 due to the large volume of snow and the snow not being plowed to an acceptable snow storage area by Rendezvous. The problem was exacerbated by the new construction by the drainage gully and retention ponds. Rendezvous is responsible for drainage in this area. We are trying to work with Rendezvous to make sure we do not experience drainage issues in the future.

Hope to see you at the Annual Meeting

Your Board:

Rexene Holland, President

Robert Mercer, Vice President

Susan Hauer, Secretary

Chad Lisowe, Treasurer

Alice Lecinski, Member

Rick Sutton, Member

Martha Hedrick, Member