

Hi Country Haus CIRA Newsletter

June 27, 2019

Hello Delegates. The homeowners' annual meeting was held at Beaver Lodge on June 22, 2019. Please forward this newsletter to the owners in your building so they know what is going on in our community and what was discussed at our annual meeting.

1. Eighteen delegates or their designated alternates attended the meeting. We had a quorum.
2. Annual minutes from 2018 were approved.
3. Finances were reviewed. We have \$551,310.05 in current assets. Of that we have \$81,131.02 in reserves for the Rec Center. We have \$325,334.50 in reserves for PUD. We have liabilities of \$11,932.70. Member's equity is \$2,931,928.08. We had a surplus of \$7,040.43. A rollover resolution was passed unanimously to put these funds into reserves, split between Rec Center and PUD. The budget for 2019/2020 was reviewed and passed unanimously. Dues will not increase this year.
4. Open Action Items were reviewed.

Dehumidifiers in natatorium: We hired a consultant who monitored the natatorium and is recommending increased air flow. An RFP is being developed and bids will be obtained.

Two new chaise lounges were ordered and will arrive shortly. The old chairs were falling apart and we disposed of them.

The knuckle head in the showers continued breaking. A new configuration was installed.

Proximity Card Readers will be available for pickup on July 5th. They will be activated on August 1, 2019. Instructions are as follows:

1. To pick up cards at Beavers: Beavers is currently located in the Winter Park Station, 79303 US Highway 40. They are across from the Police Station in that building. They will be open July 5th. They are not open on the weekends but are open during the week. Office hours at 9 a.m. to 5 p.m. You will need to sign a waiver which will be available in hard copy and present identification to verify that you are an owner. An electronic copy of the waiver is provided with this email and can be signed and taken to Beavers.

2. To have your Management Company pick up both the cards: The owner must provide an email to owners@bvmlc.com providing authorization for their management company to pick up the cards. The owner must still sign a waiver and provide a scanned copy with their email. An electronic copy of the waiver is included in this email. The management company must provide identification that matches the email authorization.

3. To have both the cards mailed to you: The owner must send an email to owners@bvmlc.com requesting the cards be mailed to them. The owner should provide a mailing address and a scanned copy of the signed waiver. The waiver is included in this email. There will be no charge for mailing the initial cards to the owner. Future requests for replacement cards will be charged \$38.00 per card (\$35.00 for the card and \$3.00 for processing).

We are looking into getting a ski lift chair to put at the ski bus stop at the Rec Center.

Drainage: Rendezvous is finishing their swale by their garages. This will help direct the water into their retention pond and should help the flooding conditions by building 7. Roads were graded and a laser was used to determine optimum drainage. This was primarily by buildings 7, 14, 24, 25, 8, 9 and 10. Art Ferrari, delegate building 4, was hired by Rendezvous to clean out the drainage easement and make sure that it is flowing properly.

The apron for building 16 and 17 will be completed by the Town in mid July.

A larger hot tub has been ordered for the outdoor deck. The small one that is currently there was insufficient to handle the traffic and popularity. This will be installed in mid July.

The soap, shampoo and conditioner bottles have been used for fights in the men's locker room. This has resulted in product all over the locker room. This is expensive and difficult to clean. The Board was looking at getting wall mounted dispensers that can be locked. The need for soap, shampoo and conditioner was discussed and the delegates voted to have only a soap dispenser in each shower.

5. New Items to be considered by the Board:

The parking lot between buildings 23 and 22 is not draining well. It was recommended that it be graded.

It was suggested that an additional rug be added outside the locker rooms to the pool to eliminate any slippage potential.

It was suggested that a deck shower be installed to make sure everyone has the opportunity to shower before entering the pool/hot tubs.

Alpine Vending takes care of the washing machines and dryers. It was reported that some are not operating.

It was suggested that something be done to control the dust from the road. This will be explored.

Winter Park has the largest trash dump costs in Colorado. Trash is budgeted at \$36,000 this year. That does not include the fact that we are going to be charged extra for certain trash and any trash that is outside the dumpster. It was recognized that some trash is coming from outside our community. Possible options need to be considered to secure our trash dumpsters. A list of what it will cost our community to dispose of certain items is included with this email. If the Board can identify owners who are improperly disposing of trash and costing the community additional money, the respective building will be charged and the building can recoup the costs from the individual.

6. The General Manager from the ski area spoke to the attendees. Last year was the second best year they have had with one million visitors. They invested \$35 million last year in improvements and plan on spending \$16 million this year. Sunnyside lift will be replaced with a 6 pack but with the same capacity as a 4 pack as the distance between chairs will be larger to facilitate loading. They are looking at replacing the Pioneer lift. They are still evaluating replacing the Balcony House. New downhill bike trails are being developed. New rope courses are being installed with two difficulty levels. They are focusing on outdoor adventures rather than carnival rides. They are adding a hiking park from the top of the gondola. There will be a charge for the Gondola unless you have a current ski pass for this next season. They are adding a kid zone around Snoasis. Sunspot will have Friday/Saturday/Sunday happy hours. Bikes will be transported on the inside of the gondola. The gondola can accommodate 3 bikes, 4 if loaders are experienced. Benches lift up to help with loading. Skis will still need to be carried onto the gondola rather than having outside racks. This is for efficiency of loading and unloading with the current design.

7. A representative from the Town of Winter Park spoke to the group. They have updated their master plan to "Imagine Winter Park," They are looking at putting in a \$20 million dollar bus barn and having electric buses. The bus barn will have a washing station to keep buses clean. They anticipate building a \$10 million dollar works building and building a new transit center at Cooper Creek. They do not expect a tax increase to accomplish these improvements. One owner asked about additional parking with the increase in condos and activities in the town. No immediate plans were presented.

8. In the future we plan on going paperless for the annual homeowner's meeting. Copies of the information will be available electronically.

9. We want to welcome two new Board members: Conrad Hammond from building 25 and Art Ferrari from building 4.

Your HCHCIRA Board

