

# Hi Country Haus CIRA Newsletter

## February 12, 2020

Hello Delegates. Please forward this newsletter to your owners

The Board Met on February 11, 2020. Here are the highlights from that meeting and an update on what we have been involved with.

1. The natatorium has undergone an update to the HVAC system. The purpose of this was to reduce the amount of humidity in the pool area. This has been accomplished. We thank everyone for their patience and understanding while we took this rather drastic effort to preserve the natatorium for future enjoyment. The natatorium is now open.

Based on our consultant's advice, we are now allowing the building to dry out. This summer we will do additional investigation to determine if there is further damage from the high humidity. We will be taking outside panels off in front of the building to see if there is any corrosion on the window frame by the swim spa and to see what is going on internally in the walls.

We now have heat exchangers which will help to conserve energy and heating costs.

We installed a reel to accommodate a pool cover. The pool cover will help to lower heating costs.

We were able to scrape the peeling paint from the walls and repaint.

We removed the grate by the smaller hot tub as it was being replaced by a larger one higher on the wall. This enabled us to look behind the wall. We verified that there was no visible mold on the interior of the walls. We verified that a water-resistant drywall was used. Our consultants advised that we have no organic material in our walls that would encourage the growth of mold. So, this is really good news.

A new, large grate was installed to handle air flow. This is easily removable for cleaning.

We took a section of the ceiling out to determine if we had problems there. We found a water vapor barrier which will protect the metal joists in the roof. We still had condensation behind the ceiling panels that will need to dry out in time. This condensation caused the rusty stains on the ceiling.

The ceiling has been partially cleaned. The lights have been cleaned. We have three lights that are out that will need to be totally replaced. This was caused by the condensation that had accumulated in them. We are planning on totally cleaning the ceiling and replacing the lights during the spring closure during mud season.

The brackets on the ceiling are showing signs of rust. They will be cleaned and painted during the spring closure during mud season.

Windows will be cleaned inside and out in the spring/summer.

Our consultant has been on site reviewing the progress and coordinating with the contractor. A punch list was prepared for the contractor and items have been taken care of. They have been very responsive to our needs.

Thermostats have been relocated higher on the walls to keep guests from trying to adjust them. We need to keep the air temperature within 4 degrees of the pool temperature so the thermostats cannot

be adjusted by our guests. This is a balancing act that our management company is working to keep under control.

New controls have been installed for the hot tubs. The old controls were mechanical and the springs rusted inside. The new controls are meant for a humid environment and are not mechanical.

The light in the swim spa has been replaced but it is still not working. There is an electrical problem that needs to be investigated by an electrician.

The ceiling in the men's locker room is being redone. The new mechanicals are located above the men's locker room necessitating the need to lower the ceiling by about an inch. New grids have been received and are currently being installed as well as new ceiling tiles.

Our consultant evaluated the system yesterday and prepared a balance report to submit to the Town for final approval on our permit. There were no problems identified.

The two Reznors located on the ceiling of the natatorium will be cleaned this spring during our closure and will be on a schedule to be cleaned twice a year during our closures.

A rug will be added to the inside of the natatorium by the glass entry doors. We are trying to keep the potential for slipping down after guests leave the pool area. Additional rugs have been added by the locker rooms.

2. The outside hot tub is currently not working. It was determined that a rag of some sort went into the skimmer/tubing and will somehow need to be located and removed. The current piping under the hot tub is what was originally designed by experts for our outdoor hot tub. We had no problems in the past with freezing pipes. However, we are going to investigate how to better insulate the pipes furnishing the hot tub or to provide a source of heat.

3. There was a hole in the fitness room floor which has now been repaired. We are also looking at getting a universal machine in the fitness room. We will be getting rid of the benches to make room. The belt on the treadmill was adjusted and works again. If it stops working and can't be adjusted, we may need to buy another treadmill.

4. The pool cue holder ripped off the wall. We have a new carousel type holder arriving soon that does not need to be mounted to the wall.

5. With all the snow accumulation this year we are running out of space to store it. We are looking for additional snow storage areas within the community but we may need to start trucking some of it out. This will be costly.

6. Ice dams formed on the roof over the fitness room. The heat tape had a short but has been fixed and the ice dams cleared.

7. The old hot tub was disposed of. The deck is now clear and will be shoveled as soon as the outside hot tub has been repaired.

8. We bought four new chaise lounges for the pool area. We also have four new chairs on order. This replaces the old chaise lounges that broke down and chairs that had seen too much winter and sun damage. The new lounges and chairs should hold up much better.

9. Soap dispensers are full.

10. We have had some instances of potential vandalism in the facility. We have a very nice facility and any form of vandalism is not acceptable. We understand that there will be times when items get broken unintentionally. What we are concerned about are the intentional problems. We are going to beef up the

camera system so we can identify guests entering the building and compare this to the proximity card reader. This should give us a better understanding of who is responsible for the damage. This will be a discussion at the annual meeting. If we can identify who is responsible and which unit they are from, we may charge the owners for damage if it is determined that it was intentional.

11. Art Ferrari, our Board photographer, will be taking pictures of the Rec Center to update our webpage.

12. There has been some confusion regarding the proximity cards. There is a rumor out there that proximity cards cannot be replaced if they are lost. This is not true. If you need a replacement card you can contact Beavers and they will issue a new card. It will cost \$35 for each card if you pick the card(s) up. If you want it mailed to you it will cost \$38.00 each. Owners are asked to not share their proximity cards with unauthorized guests. We understand that cards are once again being circulated within the Winter Park/Fraser community to allow others to use our laundry room and Rec Center. Please don't do this.

13. We had an instance recently where two guests got locked out of the Rec Center while in the laundry room. They took their coats off in the Rec Center and left their proximity card behind when they entered the laundry room. They could not get back into the Rec Center as one needs a proximity card to access the Rec Center. We will be posting a sign on the door to caution people.

14. The next annual meeting will be held at the Rec Center on June 13 at 9:00 am. A meet and greet with coffee and pastries will begin at 8:30. A barbeque will be held after the meeting at the same location. We will grill hamburgers and hot dogs/brats like we did last year. We hope to see everyone there. More information will be forthcoming as we get closer to the event.

15. As owners, we are all responsible for the Rec Center. If you notice anything broken and in need of repair, or any other issues, please notify Beavers ([propertymanager@hicountryhaus.com](mailto:propertymanager@hicountryhaus.com)) and your HCHCIRA Board ([board@hicountryhaus.com](mailto:board@hicountryhaus.com)) We will add it to our action item list and make sure it gets taken care of.

16. We want to thank our Property Management Company, Beavers, for all the work they have done for us this last several months. They were the main contact point with our HVAC contractor and consultant and did a lot of work in the facility to repair and maintain the whole facility. This took a major burden off of the Board members and we appreciate all their hard work.

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