

Hi Country Haus CIRA Newsletter

June 20, 2020

Hello Delegates. Please forward this newsletter to your owners

An annual Delegate meeting was held on June 20, 2020 using ZOOM. We had a quorum of delegates and all Board members. Delegates were reminded that it is their responsibility to keep the owners in their buildings informed and forward newsletters to them. The following items were discussed:

1. Significant Action Items completed during the last fiscal year: Installed a larger outdoor hot tub, expanded the HVAC system in the natatorium to reduce humidity, installed a Universal Machine in the fitness room, bought a free standing pool cue holder, installed a bus stop bench, installed a proximity card reading system, received 4 new chaise lounges for the pool area and chopped down several dead trees in common areas. A high-resolution camera was installed by the front door to identify those entering the facility. Due to vandalism over the last year, we are interested in identifying who is doing this. A sign will be posted advising that guests may be charged for vandalism. Owners will be advised when their guests are identified. A suggestion was made to date actions completed.

2. Open Action Items: The light in the swim spa needs new contacts which are on order and the electrician will install, three new ceiling lights are needed for the natatorium and have been ordered, rust stains have been cleaned on the ceiling of the natatorium and are recleaned as they come back. The consultant advised that the building is drying out and the recurring rust stains are expected. New chairs have been ordered for the outdoor pool area to replace the ones that deteriorated, the outdoor hot tub will be insulated as soon as temperatures are consistent so foam will stick, rugs are on order for the inside of the natatorium by the doors, outside doors in natatorium will be better insulated this winter, an additional speed bump will be installed by building 23. It was requested that the wires hanging from the bridge be secured.

3. Recreation Center: This discussion focused on whether the Rec Center could open, or if portions of the Rec Center could open. The Delegates voted to not open any portion of the Rec Center including the laundry facilities. This was based on guidance from Grand County Public Health, other communities within Grand County, guidance from our insurance company, guidance from our attorney (the potential for a law suit not covered by our insurance carrier) and the cost involved with opening. The following was presented:

Contact with Snowblaze, Trailhead Lodges and all properties managed by Resort Management Group:

No Rec Facilities/pool/spas/fitness facilities have been opened, nor are they planning on re-opening soon. They have determined that it is not cost effective and there is too much risk.

Grand Valley Rec Center: Open for lap swimming only and they have dispersed fitness equipment throughout their facility. Reservations are required. Lanes are established for entrance/exit to maintain 6 feet distancing.

Insurance Company: HCHCIRA is not insured against lawsuits from viruses/contagion.

Attorney for HCHCIRA:

Laundry and workout facility. Opening will come with a large amount of disinfecting and sanitization costs. We would need to adopt a COVID 19 protocol on when the association cleans and make available disinfection items for before and after workouts and laundry use.

Claims by participants are not covered in our insurance policy therefore any losses would be covered by the association if found negligent. **This means the owners would be responsible for settling any lawsuits thru a special assessment. (Article in the Post dated May 21, 2020--In April alone, 700 lawsuits nationwide were filed for coronavirus related reasons and more are expected.) An action item was taken to contact our attorney to determine if individual waivers would protect the owners from lawsuits.**

There is no obligation to refund dues due to the unavailability of the facility. Costs did not go away. We are still required to pay insurance, water, pool maintenance, water maintenance, cleaning etc. It is the cost of doing business and owning in the community. Owners would not expect a refund for the time they did not come to the community and are not entitled to a refund for its unavailability due to the pandemic.

The Grand County Public Health Recreation Playbook was reviewed:

Indoor Pools: Strongly encouraged to limit pool activity to lap swim. Open swim reduce interactions between people not in the same household, establish a reservation system, close a series of lockers and reduce gatherings in restroom, showers, locker rooms, sanitize pool deck once a day, frequently touched services and shared object such as handrails, chairs and tables to be disinfected every hour, surfaces in restrooms and locker rooms cleaned every hour, provide physical cues or guides for chairs, tables, tape on decks, floors, sidewalks and signs to stay at least 6 feet apart. Maximize air ventilation, provide hand sanitizer, wear face masks, drinking fountains cannot be used, bottle fillers are permitted.

Spas/Hot Tubs: 6 feet must be maintained between patrons/households. Hot tubs can only accommodate 1 or 2 patrons. Reservation system needed. Cleaning and disinfecting and protocols the same as indoor pools.

Fitness Area: Separate fitness equipment to allow for at least 10 feet of distancing or limit the number of participants to achieve social distancing of 6 feet or more at all times. Require patrons to wipe down and sanitize all equipment before and after use.

Playgrounds: May be open with social distancing considered. We opened ours last week.

Cost of reopening was addressed:

Laundry: Open 6 hours per day with reservation system to maintain social distancing. Clean/sanitize at least 3 times per day. 1 attendant \$25.00 hourly pay X 3 hours/day X 30 days = \$2,250 per month.

Fitness Center: Open 6 hours per day with reservation system. 1 person per visit due to social distancing requirements/maximum 6 people per day for 45 minutes each. Face masks required. 1 attendant \$25 hourly pay X 6 hours X 30 days = \$4,500 per month.

Pool/Lockers/Bathrooms>Showers/Spa: Open 6 hours per day. 3 attendants \$25 hourly pay X 6 hours X 30 days = \$13,500 per month.

This does not include costs of cleaning supplies/hand sanitizer/wipes/ potentially hands-free faucets, tests for attendants daily/availability of attendants/setting protocols and documenting compliance and legal risk for lawsuits.

In order to fund the opening of the Rec Center during COVID 19 dues would need to be increased estimated at \$67.00 per month per owner. The Rec Center will not open at this time.

4. Removal of Fence between HCH and Buckhorn (Rendezvous community to the North). The Buckhorn community is interested in taking the fence down between our communities. The fence was installed during construction as a safety measure. Buckhorn is interested in establishing a better trail between our communities so 1) we can access the Fraser River Trail behind Building 7 and 2) so they can access the ski bus in the Winter. The Delegate for Building 7 is not totally opposed to this but the owners on the first floor are concerned about privacy. It was suggested that landscaping be installed next to the trail to block the windows on the first floor to allow for privacy and current drainage issues be resolved. The Delegate for Building 7 will confer with his owners and advise shortly.

5. Financial Review: Our Treasurer, Bob Mercer, requested that Annie Pennell, who develops the financials brief the Delegates.

Balance Sheet: We have total current assets of \$702,619. With the renovation of the HVAC system the Board borrowed \$66,429 from PUD and set up a liability account so it can be repaid over the next two years. Taking this action negated the need for a special assessment. Members equity is \$3,013,000.

Profit and Loss: There was a loss this year of \$4,932.91 due to the heavy snowfall this year and increased snow plowing and additional road maintenance last spring. We need to keep the roads in good condition to allow for the ski buses. (Roads are in good shape now and did not require as much effort this spring due to all the work last year.)

Budget for 2020/2021: Budget was based on a 6-year average with anticipated net income of \$3,823.04. Additional costs for opening the Rec Center during COVID 19 were not considered at this time. That would require an increase in dues. Budget was approved by the Delegates.

Financials will be provided electronically next year prior to the meeting.

6. Management Review: Mark Johnson went into more detail on completed action items. Vandalism was a problem this last year. There were holes punched in walls, lockers ripped off, the swim pool cover was ripped in two, the pool cue holder was ripped off the wall, the front door closing mechanism was ripped off several times. A high-resolution camera was installed at the front door to identify guests using the Rec Center and to aid in identification of vandals. Additional signs will be posted warning guests that they are on camera. (Cameras are not in the locker rooms or restrooms.) Mark advised that he has a wish list and in a couple of years he is hopeful that we can once again fund a beautification project for additional landscaping throughout the community.

7. Questions: Most questions were answered during the course of the meeting. One question in particular was why was it necessary to improve the HVAC system in the natatorium as the building is

only 5 years old. It was explained that during construction of the Rec Center, certain items were eliminated due to their costs. The HVAC system was one of the reductions with the belief that it would still be very functional and perform as needed without the full design as recommended by the architect. Unfortunately, this was not the case. The installed system was evaluated over a year's period and it was determined that the air flow was only 25% of what was needed to control the humidity. A consultant who specializes in natatoriums and humid environments evaluated the building, designed an addition to the current system to increase airflow, developed an RFP, went out for bids, evaluated the bids and a contract was awarded to Tolin. The consultant monitored the installation of the additional system and coordinated with the Town on permits and inspections and conducted a final test of the system to determine air flow and functionality. We are good to go now. Building is protected. There was no mold detected from the high humidity, peeling paint has been scraped and repainted and the facility is drying out. We are still cleaning the ceiling from moisture that was trapped there but it is decreasing. Lights have been cleaned from corrosion and three lights which have failed from excess humidity will be replaced.

8. Board Member Elections: 3-year terms expired for two of our Board members, Susan Hauer and Rick Sutton. However, they have agreed to continue on the Board for another 3 years. We had one volunteer, Alice Lecinski. Alice has served on the Board in the past and has graciously volunteered to manage our website and drop box. All three were nominated to serve on the Board and were confirmed by the Delegates. We have a full Board this year with 9 members.

Stay safe. Stay healthy.

Rexene Holland

President, HCHCIRA

Current Board Members:

Martha Hedrick, Vice President

Susan Hauer, Secretary

Bob Mercer, Treasurer

Art Ferrari, Director

Rick Sutton, Director

Chad Lisowe, Director

Alice Lecinski, Director

Conrad Hammond, Director