

# Hi Country Haus CIRA Newsletter

April 15, 2021

Hello Delegates. Please forward this newsletter to your owners. This is very important to keep everyone informed in the community.

The HCHCIRA Board met on April 14<sup>th</sup>. Here is a synopsis of what we talked about.

1. The Annual Delegate meeting will be held June 19, 2021 at 9:00 a.m. via ZOOM. All Delegates will be invited. We need a current list of Delegates. If something has changed in your building, please let Rexene know. As we did last year, owners should provide their questions/concerns to the Delegates to be brought up at the meeting. Owners will not be invited via ZOOM.
2. We reviewed Financials. As mentioned in the last newsletter we do have net income. The Board will present options for any income at the end of the fiscal year and present to the Delegates. At this time our accountant and CPA are recommending this go into Rec reserves as we currently have a negative balance in there. This would help pay for any future major repairs and potentially avoid a special assessment.
3. A preliminary budget was prepared for next fiscal year. It is difficult to identify what is going to happen this year so we used the same budget from the current fiscal year adjusted for rate increases. This will be provided to all delegates prior to our annual meeting. It was noted in the budget that our Waste Management expense has increased considerably. It has increased by \$5,000. It is budgeted for \$45,000. This is our most expensive cost item in our budget. As a cost savings measure the Board is going to try changing the current pickup times from weekly to every other week during off season times. If this doesn't work, we will go back to weekly. Please remember that owners are responsible for disposing of their own construction waste in a container separate from the dumpsters and no furniture, mattresses or appliances or any other items should be placed by the dumpsters for disposal. This additional waste is not included in our normal contract and is billed separately.
4. We are proceeding with the Pathway behind Building 7. This will be done this spring.
5. The Rec Center and Laundry remain closed. Grand County was contacted to see what it takes to reopen. They advised that all protocols need to be honored and HCH must sign a certificate stating that all protocols will be adhered to. This includes sanitation, reservations, cleaning, social distancing and staffing. Lap swimming only was recommended. Failure to adhere to protocols will result in being closed down and fined \$5,000. That was the word in April. Things may change in the future. The County is conducting unannounced inspections of facilities. Some commercial places have been closed in Winter Park and fined.

We did a rough calculation of what it would cost to open. These costs are not included in the proposed budget. To open 7 days a week for 6 hours a day with 1 person staffing the Rec Center it would cost \$1,050 per week not including supplies. This would accommodate 4 groups per day 1 hour each with cleaning in between. To open 7 days a week for 10 hours a day with 2 persons staffing it would cost \$3,850 per week. This would accommodate 6 groups per day with cleaning in between. Groups should be related individuals not to exceed 10. Social distancing is required even in the hot tubs. These costs are based on an hourly cost of \$25 which includes labor, workman's comp, etc. It does not include cleaning supplies. This will be discussed further at our annual meeting.

We have been in constant communication with the Boards at Snowblaze and Trailhead as they have similar recreation facilities as we do. They have evaluated the costs of re-opening. Trailhead estimated that it would cost them \$1,950 per week to fully staff the facility, create a reservation system, clean, disinfect and limit the number of participants. They are not opening yet. Silverado has the staffing to open but has decided not to open at this time. A survey was done of the HOAs in Grand County with Rec Centers. There were 21 Centers and only 3 have opened. One is in Fraser and is private and is staffed full time all the time. One is the Fraser Rec Center with a reservation system and lap swimming only. I am not familiar with the third.

Hopefully more information will be available for our annual meeting. It would be great to be able to open the Rec Center to everyone again.

6. Light pollution. We are continuing to check with Mountain Electric regarding the two street lights at the end of the road by Building 7 and 24 to see if they can be turned off. One of the lights may be needed for safety reasons in the night.
7. With the snow run off we are monitoring drainage and clearing any blockages.

8. Roads will be graded this spring. They are in fairly good shape right now.

9. There are some erosion issues prevalent by the bridges. We will have this evaluated by a structural engineer and get recommendations on what we need to do to protect our bridges and roads.

10. We are opening up the pavilion for reservations for this summer. A fee of \$80 will be charged to rent the pavilion from 10 am to 8 pm. A deposit of \$100 will be charged for cleanup and will be reimbursed when it is determined that the pavilion has been properly cleaned. No smoking is allowed.

This is the current guidance from Grand County for opening our pavilion.

**Personal Gathering:** A private gathering **of less than 50 people** that is not publicly advertised as “Come Join” or requiring a ticket purchase for the gathering.

- Personal gatherings do not require a Compliance Form and/or Approval as described below.
- Personal gatherings do not have strict capacity limits like Events. However, best COVID protective measures (social distancing, masking, sanitization) should be followed at personal gatherings for everyone’s safety.

11. Our next meeting will be June 2, 2021 at 6 p.m. via ZOOM.

12. Please be safe and hopefully we can get back to normal sooner than later.

Rexene Holland, President  
Martha Hedrick, Vice President  
Susan Hauer, Secretary  
Rick Sutton, Treasurer  
Alice Lecinski, Director  
Art Ferrero, Director  
Conrad Hammond, Director