

Hi Country Haus CIRA Newsletter

June 25, 2022

Hello Delegates. Please forward this newsletter to your owners

The annual delegate meeting was held on June 25, 2022. We had a quorum of delegates and the meeting was able to proceed. Board members absent were Susan Hauer and Art Ferrari.

Meeting was held via ZOOM. Meeting was called to order. Minutes from the previous annual meeting were approved.

1. We had a guest speaker. It was noted that retail values in Hi County Haus have accelerated faster than other areas in Winter Park.

To summarize: Mayor Nick Kutrumbos spoke and updated us on what was going on in Winter Park. Winter Park Resort is open for the summer. The Blue's Festival is going on this weekend. Municipal elections were held and a new Board was selected. The Town budget has increased. Capital projects include the transit maintenance facility with a ground breaking July 7th. It will be located on city road 5 by the ball fields. Finding drivers for buses is a challenge. Within the next ten years the bus fleet will be converted to electric. The town has received CDOT grants to accomplish work. Marijuana restrictions were lifted in the town and three licenses will be issued. 2 ½ percent of the sales tax will go to mental health. The town is working on workforce housing initiatives. The Cooper Creek annex will include a gondola and ski back hill. Information on this development is on the Winter Park website. Public approval will be solicited in August. Fees are increasing for short term rental licenses. There is an Ambassador Program that uses volunteers to monitor trails and maintain open spaces. There was no update on uncompleted buildings on Hwy 40. This is located in Fraser. The future of the Beaver Village Lodge is up to the current owners. Various uses have been considered. There will be no firework displays in Winter Park this year. Check out the town's website for more information for Winter Park initiatives.

2. Year end financials were reviewed. Actual expenses for the Rec Center were \$51,894 over budget. Actual expenses for PUD were \$39,412 below budget. Net income was a minus \$6,950 which will come out of retained earnings. Reserves of \$106,103 have not been distributed to their respective accounts as of this meeting. Rec reserves were \$68,339. PUD reserves were \$434,788.

3. The budget for 2022/2023 was reviewed. Two budgets were presented. The budget for Rec increased over the current year necessitating an increase in Rec dues. Dues have not increased since 2013. The budget for PUD was the same as this last year. Two options were presented. One approach left the amount going into PUD reserves at \$40,000. The other approach reduced this amount to \$20,000. The second approach reduced the overall increase in dues by \$5.00 per owner in total. Budgeted Rec reserves remain at \$40,000. We are trying to increase the Rec reserves to cover future expenses. The following explains this further.

Number of bedrooms	Rec Dues 2013	PUD Dues 2013	Dues Increase for Rec with no effect on PUD		
			Rec Dues 2022/2023	Increase	PUD Dues 2022/2023
1	\$40.15	\$45.42	\$50.57	\$10.42	\$45.42
2	\$50.18	\$45.42	\$63.21	\$13.03	\$45.42

	3	\$60.21	\$45.42	\$75.85	\$15.64	\$45.42
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Number of bedrooms	Dues Increase for Rec with decrease in PUD			
	Rec Dues 2022/2023	Increase	PUD Dues 2022/2023	Decrease
1	\$45.57	\$5.42	\$40.42	\$5.00
2	\$58.21	\$8.03	\$40.42	\$5.00
3	\$70.85	\$10.64	\$40.42	\$5.00

The budget was put to a vote by the Delegates and it was determined that the dues increase with a decrease in PUD was the majority decision. Fifteen delegates voted in favor of decreasing PUD to cover part of the increase for Rec. Five delegates voted to keep PUD at \$40,000 and raise Rec dues. Reserves going into Rec remain at \$40,000. Reserves for PUD are reduced to \$20,000. PUD reserves are adequate to cover any expenses that may arise.

4. Old Business: A listing of actions completed this last year was provided. The following was highlighted:

The trash schedule during non-peak times was reduced to every two weeks. This saved us some on trash collection for PUD.

The felt on the pool table was replaced as well as the pool cue holder.

Electric hand dryers were installed in the bathrooms.

Credit card readers were added to the washing machines and dryers.

Some street light fixtures were removed as it was determined they were not needed.

A larger pump was installed on the outdoor hot tub. Additional equipment is being considered to increase the jet flow.

A weekend staffer was hired for the Rec Center.

The shower handle in the men’s bathroom was repaired and additional cartridges are on hand.

5. New Business:

The shed by Building 23 will be constructed within the next two weeks.

We have a bike station and it will be installed at the Rec Center.

Roads were graded and speed bumps will be put down. Four additional speed bumps were ordered.

Motion detector lights will be installed on all dumpsters that do not currently have them.

Some ceiling lights in the natatorium are being replaced and the ceiling will be cleaned.

Tiles in the laundry room that are broken will be replaced.

The lights in the indoor hot tub and swim spa have not been working and will not be replaced. The Board decided that there is adequate light in the natatorium and these are not needed.

The Board is working on installing a volleyball court.

Horseshoes have been installed. The poles are covered with orange buckets with the horseshoes under them.

A presentation was made to pave the intersection by the north bridge to protect the bridge and to eliminate the pot holes that form from traffic. This would include gutters and drainage. A similar approach is being considered for the south bridge. A question was asked regarding the need for a storm sewer. This will be investigated. A copy of the presentation was sent to all delegates to share with their owners. Positive feedback was received and the Board will pursue this improvement to the intersection. Cost is between \$60,000 and \$70,000 for the north intersection. This is a PUD expense.

A presentation was made regarding dark sky lighting. This is consistent with the goals of the town of Winter Park. This encompasses the replacement of porch lights, building lights and flood lights with new fixtures or shields. The Board advised that fixtures would be purchased out of PUD funds to buildings that are interested. Cost is approximately \$40,000 and will come out of PUD. Buildings that have already replaced lights with dark sky canisters will be compensated at the current rate of new canisters. Delegates were asked to poll their owners and let Rexene know which buildings were interested by July 11th. A copy of the presentation was provided to the delegates to share with their owners.

There are currently no fire restrictions. There are currently no watering restrictions.

6. Questions/Concerns:

Dust mitigation along the road by buildings 11, 12 and 13 was brought up. We have used magnesium chloride in the past. This is not good for the environment and does not last throughout the season. Four speed bumps will be placed along this part of the road.

The phone in the Rec Center was reported as not working. This will be checked out as well as the police number posted.

The laundry in the Rec Center is still being used by maids. A sign was posted saying no commercial use. Maids have been given proximity cards by owners. Owners and management companies will be reminded that this is not available for this use.

The Board will follow up with the Competition Center regarding the vandalism that occurred last year in the natatorium.

All dumpsters will be inspected and repairs done as needed.

A suggestion was made to install a basketball hoop. The Board will pursue this.

It was noted by several owners that unwelcomed guests continue to slip in the back door by the pool. The door is being propped open by a rock. It was suggested that an alarm be put on this door. The Board will look into this.

The Board was asked if building signs will be replaced in the future. There is no initiative at this time but the Board will discuss.

7. Board Member Elections:

Three members of the Board have completed their 3-year term. (Art Ferrari, Martha Hedrick, and Conrad Hammond) All three have volunteered to continue for another three years. There were no other volunteers. These three members were elected to continue on the Board.

8. Meeting Adjourned.

9. The Board remained and elected officers for the next year. Officers remain the same as in the previous year.

Rexene Holland, President, HHCIRA

Art Ferrari, Vice President

Rick Sutton, Treasurer

Susan Hauer, Secretary

Alice Lecinski, Director

Martha Hedrick, Director

Conrad Hammond, Director

Bill Detweiler, Director

Chris Wacinski, Director