

HI COUNTRY HAUS CIRA Newsletter March 2016

Dear Delegates:

The following updates are provided for the Recreation Center:

The building is coming together quite nicely. We are almost there. The contractor is working on punch list items now to get everything completed. Furniture has been bought and delivered and is being stored by Beavers. The pool is complete and is filled with water. It is still curing. Hot tubs are filled and working. Check out the blog to see current pictures: [Hi Country Haus Recreation Center - Construction Photos](#)

Look for a banner saying "Now Open".

Some items that still need to be taken care of:

There were curing cracks on the pool decking that need to be routed and caulked. This is normal. We are also having an epoxy slip proof coating applied to the decking. This will help waterproof the decking, make it slip resistant and make it easier to keep clean.

Our Project Manager is working with the Town of Winter Park to get a Temporary Certificate of Occupancy. The Town is requesting that we provide an ADA egress from our back door to the street. This was not in the official plans that had been approved by the city. At this time, we have a 6 foot high wall of snow where the egress needs to go. This will require us getting a Cat in to clear the snow and building a temporary ramp out to the street. Negotiations will continue with the Town and the Board will make a decision soon on what will be done to remedy this.

Landscaping and permanent ramps and sidewalks will be installed after mud season. This will not delay the opening.

Conveyance of approximately 275 feet of Hi Country Drive and 100 feet of Nob Hill Drive:

Delegate votes are in. The results are:

Option 1 Accept as Proposed: 17 delegates

Option 2 Accept as Proposed/More definition on Nob Hill Drive: 1 delegate

Option 3 Do not accept proposal: 5 delegates

Abstain: 2 delegates (One required a combined vote of CMC/Bldg17/River Glen/Nob Hill-votes were evenly split between Option 1 and 3)

Did not vote: 1 delegate

The Board is in the process of getting an appraisal on this section of road. The appraisal is due April 7th. A counter proposal was submitted to the Town incorporating various discussions with the Town. The Board wanted to assure that any interim agreements that were made between Hi Country Haus and the Town were documented in writing. Final approval will be contingent upon getting the appraisal and the Town accepting the current verbiage in the proposal.

Conveyance of Nob Hill Drive to J. Parkinson

J. Parkinson has requested that he be allowed to buy the portion of Nob Hill Drive that serves as his current driveway. With the conveyance of part of Nob Hill Drive and Hi Country Drive to the Town, Mr. Parkinson states he no longer needs access to our private roads and no longer needs to participate in the PUD. The only benefit Mr. Parkinson receives from the PUD is trash removal. He maintains and plows his own Nob Hill driveway. Mr. Parkinson is in the process of getting an appraisal, at his cost and risk, to determine the value of this land. After a final agreement on the conveyance of Hi Country Drive and part of Nob Hill Drive is complete, we will pursue this issue with a delegate vote to determine if this is something the community is interested in.

Playground:

This spring after the Recreation Center is complete, a survey will be sent out to all owners to determine what is wanted in a playground. The current playground is old and needs to be replaced. The Board will not assess owners for the playground. The playground will be built if the Board has adequate resources to fund this.

Renting the Pavilion:

The pavilion can be rented this summer for group events. The cost will be \$40 for a half day and \$80 for a whole day. The Board will not rent the Recreation Center.

Annual Meeting:

The annual meeting will be held on June 11th at Beaver's Lodge. Coffee and donuts will be served at 8:30 and the meeting will start at 9:00. A picnic will follow in our Pavilion at 12:00. A formal notification will be sent to all owners in April/May. We hope everyone plans to attend.

Schedule : Project is behind schedule

Current posted schedule represents a February 29, 2016 substantial completion with turn-over March 1, 2016 and punch list items being completed by the following week.

Landscaping, exterior walks and final grading will still need to be completed late spring after the "Mud Season". Currently slated for May 2016. A temporary entry walk, landing and ramp will be installed to allow access to the facility until then.

OBSERVATIONS ::

1. Exterior perimeter and interior walls have been framed – 100% complete

2. Interior walls are in progress of being drywalled, taped and mud (in prep for paint) – 85% completed
3. Roofing is 98% completed
4. Metal roof at pool building 100% completed
5. Exterior windows are 100% completed at full building
6. Metal siding at pool building approximately 90% completed, at dry side – 30% completed.
7. Electrical scope approximately 85% completed
8. HVAC rough in were in progress and over all HVAC scope is approximately 85% completed.
9. Pool deck is 100% completed
10. Pool coping stones are 100% completed
11. Pool shell re-plaster has not started. Scheduled for this week.
12. Locker room tile areas are completed 100%
13. Pool wall tile is completed 100%
14. Fire place has been set but not trimmed – 85% complete
15. The (2) indoor whirlpools have been set and plumbed – 75% completed
16. Security and WI-FI wiring has been installed and completed 100% ready for hardware
17. Additional items
 - a. Centerre is working to add additional crews to the metal siding scope. Additional crews were expected the week of 2/9/16
 - b. The front decorative beam that was installed incorrectly has been corrected. No exposed wood has been stained

Updates for the conveyance of part of the road for Hi Country Drive and Knob Hill Drive

Eleven buildings have responded to the request for a delegate vote. Please get your vote into the HCHCIRA President by this Friday.

The Board has gone out to the Town to get more details on the 24 foot driveways for Buildings 15, 16, 17, 18, and 19. This information will be sent out as soon as the town responds.

The town provided a map showing how far 100 feet of Knob Hill Drive they estimated needing.



Please remind your owners that the bus schedule is different this year. It no longer makes the route of coming in by the Conoco and going out by the Conoco. This year the bus comes in by the Conoco, loops thru Hi Country Haus and exits by Hernandos. Several skiers have been seen waiting for the bus on the return loop by the Conoco and they will not get picked up with the new route.

The next Board meeting is scheduled for February 20th at 5 p.m. at the Beaver's Lodge.

Rexene Holland
HHCIRA President

