

HI COUNTRY HAUS CIRA Newsletter December 2015

Dear Delegates:

The Board met on December 8th. The following updates are provided:

Rec Center: Current posted schedule represents a January 6, 2015 substantial completion turn over with punch list items being completed by mid January. Centerre has not issued a revised schedule but is verbally stating the project continues to fall behind and estimated substantial completion is now mid-February for the full building less final site grading and landscaping. Landscaping and final grading will need to be completed late spring after the "Mud Season". Centerre has been advised that the schedule slip is not acceptable and needs to be revised and brought back within posted schedule timelines. Meetings are on-going to discuss remedies to the schedule slip.

Below is an outline of items causing delays to the construction schedule since the beginning of the project. Most delays are built into the schedule and are addressed either by float in the schedule or by additions to the schedule.

Reasons for the scheduling slip:

1. Change Order 1 and 2: These change orders relate to the discovered conditions for the perimeter foundation walls and floor substrate/framing. The correction caused a delay 10 working days. This was a legitimate schedule change.
2. Miscellaneous Steel issues: Project steel delivered to the site came late and portions had coordination issues causing correction on site. It is not clear to the amount of days the issue caused. It is evident that Centerre addressed the issues immediately upon discovery and minimized any delays. It is estimated a 4-5 day delay.
3. Framing : Centerre's framing sub-contractor has caused multiple issues on the project that required re-work. Additionally the framing sub-contractor delayed the project by not showing up on site as scheduled. Centerre placed the sub-contractor on notice and as of the week of 12.1.15 had supplemented the sub-contractors work through other crews. It is not clear to the amount of days the issue caused. It is evident that Centerre is in the process of correcting the issues causing the delay. Delay is estimated at 14-21 days.
4. Pre-Engineered Metal Building: The vender did not deliver materials on time and caused a delay of 14 days. Additionally the erector that was to be on site delayed the project by not showing on time. Centerre released the original erector and hired a second erector. Crews were having issues with materials being installed that were rejected by NNL. This caused an estimated additional delay of 5 days. It is not clear to the total amount of days the issue has caused. It is evident that Centerre addressed the issues immediately upon discovery in an attempt to minimize the delays.
5. Building siding at the dry side of the building: The fabricator of the metal siding being installed on the dry side of the building delivered only partial material for the project. Of most importance are the "starter strips" that the panels fasten to on the building as well as the fascia metal panels that are needed for the roofing to be installed. Without these the metal siding cannot be installed and the

roofing cannot be installed. Centerre has been trying for 3 weeks to get the full order shipped to the site, unsuccessfully. It is evident that Centerre addressed the issues immediately upon discovery in an attempt to minimize the delays.

Insurance: The Board is getting quotes for insurance for the new building from various sources. Quotes will be analyzed and an insurance carrier will be selected in the future when the building is closer to completion.

Attorney: The Board is looking at options and has gone out to various law firms getting quotes. Our major concern is getting a law firm that is familiar with HOAs. We are also looking at the potential to reduce costs. We are not saying that we are not satisfied with our current law firm. We are looking at options.

Sitzmark Easement/Nob Hill: The Town of Winter Park has asked to come to our next meeting and make a new presentation. The developer is firming up plans and will be at the meeting. The Board is looking at either an easement for the new development access, or selling that portion of the road. The Board is not interested in selling Nob Hill Drive.

Owners are reminded that there is a 5 foot easement on all property within Hi Country Haus to allow access to the Fraser River. This accommodates anyone that wants to walk around the property, fish or take advantage of the water front.

The next Board meeting is scheduled for January 9th at 4:30 p.m. at the Beaver's Lodge.

The Board wishes everyone a Happy Holiday and a Prosperous, Healthy, Safe New Year.

Your Board Members:

Rexene Holland, President

Bob Mercer, Vice President

Susan Roushey, Treasurer

Don Holland, Secretary

Tim Shangraw, Director

Ruth Spano, Director

Martha Hedrick, Director

Art Ferrari, Director

Julie Daehns, Director

Mark Johnson, Property Manager, Beavers

