

# HI COUNTRY HAUS CIRA

## Newsletter October 2015

1. The Recreation Center is progressing well. Centerre issued a revised schedule showing a much accelerated substantial completion date for the full building of December 30, 2015. This would mean that there would be no split turn-over. The Board unanimously decided that it would not be in the best interest of the community to allow access on the pool side while the dry side was still in construction. There were safety concerns and schedule concerns with allowing owners/renters in the building while construction was still taking place.



This is a synopsis of the last report received:

### **Building “Dry” side:**

- a. Exterior perimeter and interior walls have been framed – 80% complete
- b. Interior walls are in progress of being framed – 70% completed
- c. Low roof trusses in place – 90% completed
- d. High roof trusses in progress, 40% completed
- e. Steel and glue lam structural framing in place – 90% completed

f. Electrical “boxes” in place and conduit runs in progress

### **Wet side**

- a. Demolition of pool building has been completed
- b. Existing pool coping stones are in the process of being demolished.
- c. Pool concrete decking removed and prepared for scheduled future pour of new deck.
- d. A Professional Engineering Certification was received stating that the existing pool deck structure that is currently being used to support the renovated pool deck floor is in sound condition and will adequately support the new pool deck slab.
- e. Multiple concrete foundations were formed, rebar set and poured.

### **Construction Site**

Approximately 80% of the site has been cleaned. Centerre noted their goal is to have the site fully cleaned by mid-October in preparation for re-grading and landscaping

2. Speed limit signs were discussed. The current signs are not as visible as they probably should be to assure that traffic flow is at a safe speed. Next spring this will be addressed with the potential of lowering the speed limit and adding additional signs at the entrances to the community.
3. The snow removal contract was reviewed, cleaned up and pending Board approval will be executed for the 2015/2016 season. If buildings have areas that they want protected, they need to place adequate caution markers to notify the snow plow operators. One suggestion is a metal fence post with a reflector on the top.
4. A survey will be sent out asking owners what their preferences are for a new playground. A committee has been formed and will meet after the Rec Center is completed.
5. Realtor requests for information regarding the sale of condos should be addressed to Mark Johnson, Beavers Property Manager.
6. The CPA firm the HOA has used in the past for our accounting has resigned. Four accounting firms were interviewed and Beavers was selected to perform our accounting services. We will also contract with DAPCPA for CPA services and they will review the accounting records on a quarterly basis.
7. The delegates approved a loan not to exceed \$350,000 for increased costs for the Rec Center. The Board is in the process of executing a loan in the amount of \$250,000 at a 4.5% interest rate through First Bank.
8. The town of Winter Park made a presentation and requested an easement on the South side by Nob Hill Road. This is to accommodate future development on the Sitzmark property. They anticipate a 25,000 square foot market that they will need access to for deliveries. They were asked to provide proposals on what accommodations they would provide for this easement. No proposals have been received to date. After the proposals are received, delegates will be included in the decision/negotiation process.
9. The roads are holding up well. The speed humps will be removed for winter and the final grading will occur shortly.
10. Your Board Members are:

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 Daehn, Director