

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Saturday, January 12, 2013 9:00 am

Welcome and Call to Order: The Board of Directors members in attendance were Dan Madigan, Carolyn Piro, Don Holland, Bob Mercer, Jeff Oehm, Grant Schwartz and Greg Demmin. Board members Ryan Johnson and Julie Daehn were absent. Mark Johnson was also present as Property Manager.

Approval of Minutes of Meeting on November 13, 2012: Carolyn Piro pointed out that the invoices under the landscaping reimbursement for Building 9 were incorrect. The minutes were corrected to reflect the proper amount of reimbursement. Jeff Oehm moved to approve the November 13, 2012 minutes as amended. Don Holland seconded and the motion carried by unanimous.

Financial Statements: Carolyn Piro distributed copies of the financial statements for October, 2012 and November, 2012. Discussion ensued as to the status of the financials for the association and how the pool expense is being categorized, whether an expense or a capital improvement. Grant will ask the accountant to verify how it is to be categorized. The monthly expense for CenturyLink was also discussed and steps will be taken to minimize this expense. Carolyn requested that various expense line items be audited and reduced, if possible. Trash removal, telephone/internet, insurance plus other expenses will be reviewed. Discussion ensued on various expenses on the financial statements.

Maintenance Review: November/December, 2012: Mark Johnson went over the various maintenance items that have occurred during the last several months, which is a very small budget.

Pool Update: Carolyn Piro brought up the discussion that all pools, whether renovated or not, need to comply with ADA requirements if readily achievable. That said, the pool will need a minimum of two lifts in order to be in compliance. Discussion ensued as to the impact that the compliance will have on the pool repair. Jeff Oehm brought up the topic that it seems unwise to order a lift at this point, when the pool is not even open to the public nor have the repairs on the pool been certified by the engineer. Agreement was reached on the fact that all repairs and engineer work will need to be done with the idea that the lifts will be part of the overall plan. Location, requirements, etc. cannot be ascertained at this time, but communication will continue with the entity that governs the ADA rules. Property Manager Mark Johnson will submit information to the manufacturers to research what equipment will work in the plan. Due to the cost of the pool repairs, only one lift can be budgeted for this fiscal year. The second lift will need to be purchased next fiscal year. Dan Madigan moved to allocate \$6,000 for the purpose of purchasing one lift this year. Bob Mercer seconded and the motion carried by unanimous vote.

Stone/Zwicker: Carolyn Piro stated that the lawsuit has been delayed again, the new court date is set for April 3, 2013.

Building Landscaping Status: The landscaping credit for Building 22 has not been approved as yet. The board members reviewed the invoice contained in the packet. Jeff Oehm moved to approve the credit of \$2,000 for Building 22. Carolyn Piro seconded and the motion carried by unanimous vote.

Recreation Center Schedule: Carolyn Piro requested that the signage on the facilities' hours be changed to reflect what is open and what is closed.

Parking: Carolyn Piro brought up the subject of complaints having been received on the fact that Dan Madigan's RV is parked in common area parking. Discussion ensued as to whether or not there is a parking policy. It is clear that this is just one issue of a much larger problem and the board members felt that it is difficult, at best, to institute a policy and try to govern it. Board members agreed that individual buildings will mandate the parking in their areas and there is no overall parking policy.

Other Business: The property management staff was present to give an update on the water problem that is happening in the road in front of Building 25. It was mentioned that it is being worked on and they are working with the local entities to fix the leak from the source. Discussion then turned to an update on the schedule of the pool repair with staff. Dan Madigan brought up the topic of hiring a staff person for future projects, accountable to the board, to report on the process of large projects/repairs. It would be one-half or one day per week and it would specifically be for the purpose of analyzing and reviewing the scope of the project. This subject will be revisited at a future meeting, no decision was made at this meeting.

President Carolyn Piro brought up the subject of ADA compliance for the buildings that have high percentage of rental traffic. She had emailed all of the building presidents with the information that she had obtained from the attorney. Discussion ensued as to what adaptations the buildings might be required to do for compliance. However, Carolyn did tell the presidents that they are responsible for their own building, it is not up to the HCHRA board to insure compliance. The playground was also discussed as to how to make it ADA compliant. Don Holland moved to approve \$1000 for an ADA audit on the HCHRA properties. Jeff Oehm seconded and the motion carried by unanimous vote.

Carolyn Piro brought forward a discussion on the possible design of a new recreation center building. She presented a floor plan that she had received and discussion ensued as to what options may be available. Along these same lines, the February delegates meeting and format was discussed. Carolyn Piro will send notification of the meeting and will also request that all buildings respond with their delegate's contact information, etc.

Greg Demmin requested that property manager's staff remove or cover the horseshoe stake that is in the playground area as a safety precaution. He also requested that a speed bump, similar like the one in front of Building 11, be installed in several places in the property. People drive too fast for these small roads. The bump in front of Building 11 was inadvertently created from a snow plow but it is so effective in reducing driving speeds that it might be duplicated throughout the property.

Next Meeting: The next board meeting will be Tuesday, February 5, 2013 at 6:00 pm at Hindman Sanchez. The delegates meeting will be held on Saturday, February 23, 2013 at 3:00 pm at Beaver Village Lodge.

Adjourn: The meeting was adjourned at 11:40 am.