

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Saturday, February 5, 2013 6:00 pm

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

Approval of Minutes of Meeting on January 12, 2013: Don Holland moved to approve the January 12, 2013 minutes as written. Jeff Oehm seconded and the motion carried by unanimous.

Maintenance Review: December, 2012 through January 31, 2013: Mark Johnson went over the various maintenance items that have occurred during the last several months. A pump in one of the hot tubs broke during a deep freeze in January but other than that, there was very little going on overall.

Pool Update: Mark Johnson gave an update on the pool repair work. Three sides are completed but the front side, which will be the most difficult of the sides because of the piping, has yet to be completed. He also went over the maintenance logs with the Board members, which shows about 400 hours so far in the project. The goal for the completion date is February 23, 2013 which would allow for homeowners to view the project at the same time as the meeting set to discuss the future of the building and facilities.

Financial Review: Carolyn Piro went over the financial statements that had been sent via email to the Board members. Various line items were discussed.

ADA Pool Requirements: Mark Johnson went over more details on the requirements and cited a website for details on the requirements, members are asked to google "ADA technical assistance" and the website will pull up with details.

Architect: Carolyn Piro brought forward a discussion on the invoice from the architect for the drawings of the variations of what could be done to the existing building and also to build a new recreation center. The invoice was for \$1,500. Carolyn Piro moved to approve the payment of this invoice in the amount of \$1,500 to the architect. Don Holland seconded and the motion carried by unanimous vote.

Telemark Easement: Dan Madigan mentioned that the easement Hi Country Haus has over the Telemark property, meaning the road that passes through the Telemark complex, is due and payable whether or not Telemark sends a bill to the Board for payment. If the amount is not paid, Hi Country Haus risks the possibility of losing the easement. The agreement was not well written but it is a binding agreement. There is a balance outstanding and all members agreed that it should be paid immediately.

Mountain Parks Electric: A discussion was held on the fact that Mountain Parks Electric, as a co-op, that the reimbursement for the entire Hi Country Haus complex comes to the Recreation Board.

Delegates Meeting February 23, 2013: A lengthy discussion was had on the format of the meeting, what the expectations are, etc. The homeowners need to be informed as to what the options are regarding the future of the pool and the Recreation Building, how the voting happens with regard to the building delegates and generally requesting input from the homeowners.

Next Meeting: The delegates meeting will be held on Saturday, February 23, 2013 at 3:00 pm at Beaver Village Lodge. The Annual Homeowner's meeting will be held on Saturday, June 22, 2013. The next meeting of the Board of Director's will be held on Tuesday, March 12, 2013 at the law offices of Hindman Sanchez.

Adjourn: The meeting was adjourned at 8:00 pm.