

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, March 12, 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 Ryan Johnson. Board members Grant Schwartz was present via teleconference. Proxies were received by Board members Greg Demmin, Bob Mercer and Jeff Oehm was absent. Mark Johnson was also present as Property Manager.

Approval of Minutes of Meeting on February 5, 2013: Don Holland moved to approve the February 5, 2013 minutes as written. Dan Madigan seconded and the motion carried by unanimous.

Maintenance Review: February, 2013: Mark Johnson went over the various maintenance items that have occurred during the last month.

Pool Update: Mark Johnson gave an update on the pool repair work. The main line is up as of today and there is still some piping to be done. JVA still needs to approve the work and he is hopeful that the pool will be up and running by this coming weekend.

Carolyn Piro brought up the fact that one of the compressors for the dehumidifier is not working at all and the other is not functioning well. Tolin Mechanical recommended that they both need to be replaced. The Board members felt that it would be prudent to wait to make a decision until the meeting in June, when the future of the recreation center is more finalized. Don Holland moved to table this issue until after the June Annual Homeowners meeting. Ryan Johnson seconded and the motion carried by unanimous vote.

Financial Review: Carolyn Piro went over the financial statements that had been sent via email to the Board members. Various line items were discussed. The budget vs. actual sheet was discussed at length. The budget was discussed specifically as it relates to how much should be contributed to the reserves. Much discussion ensued as to what the process will be to establish proper reserves plus meet the budget over the next several years.

Miscellaneous: Carolyn brought up the topic of lights/motion sensors at the dumpsters, at approximately \$50/light. Carolyn Piro moved that \$1,000 be budgeted to purchase lights for each dumpster and Beaver Village staff will install. Don Holland seconded and the motion carried by unanimous vote.

Carolyn Piro asked Mark Johnson if the ADA information had been mailed off for review. Several complexes have not complied with this new requirement for pools but this Board will want to approve the installation of the proper lift equipment. Mark was

directed to bring the appropriate information to the next meeting for approval. Carolyn then brought up the fact that the playground is also required to be ADA compliant. Mark was directed to bring information on options for the playground ADA requirements to the next meeting.

Executive Session: Carolyn Piro called for Executive Session at 7:50 pm for the purpose of discussing the lawsuit. Carolyn Piro called to end the Executive Session at 8:00 pm.

Next Meeting: The next meeting of the Board of Director's will be held on Tuesday, April 16, 2013 at the law offices of Hindman Sanchez.

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