

HI COUNTRY HAUS
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION
BOARD OF DIRECTORS

Saturday, July 13, 2013 7:00 pm

Call to Order: Board of Directors members in attendance are Dan Madigan, Bob Mercer, Don Holland, Greg Demmin, Julie Daehn, Ruth Spano, Tim Shangraw and Jeff Oehm. Ryan Johnson was absent. Property Manager Mark Johnson was not present.

Approval of Meeting Minutes on June 22, 2013: Jeff Oehm moved to approve the April 30, 2013 minutes as written. Dan Madigan seconded and the motion carried by unanimous vote.

Presidents Report: Communications between board members should take place preferably between email and the secretary should be copied on those communications for documentation. A shared cloud file will be created to store/access these archives. Each board member will be assigned 3 buildings to which they will communicate with. These buildings will be assigned soon. Board members will also be assigned vendors/issues/projects to manage. Discussion ensued regarding the existing south bridge on Hi Country Drive and is documented below in the Road/Bridge section of these minutes.

Treasurers Report: The board was asked to consider reviewing financials on a quarterly basis and disbursements on a monthly basis. After some discussion and no motioning the proposal by the treasurer was not opposed by the board members present. The board was also advised that the secretary would draft a resolution declaring the signatories to the HCHCIRA Bank of the West account to be Mark Johnson (manager), Dan Madigan (treasurer), and Bob Mercer (president).

Secretaries Report: The board was advised that the prior president of the board (Carolyn Piro) turned over archived documents belonging to the HCHCIRA in digital form and that they were being stored on a cloud file sharing application. The cloud file was being shared amongst the president, treasurer, and secretary. It was decided that a separate folder would be created for the current board to share, manage, archive documents. The procedure for distributing meeting minutes was also reviewed. The secretary will take minutes during BOD meetings, distribute to the board members via email prior to the next scheduled meeting, and incorporate suggested revisions to the minutes prior to presentation for approval at the next meeting.

Building Delegate Survey: Jeff is assembling a list of items to be placed on a delegate/owner survey containing options for the rec center project. Additional items/exclusions to the list were discussed. The list will be assembled and sent to delegates and the delegates can share with owners in their bldg. The building and unit # will be required in the on-line survey and the survey will run until just prior to next board meeting.

Next Board Meeting: The next board meeting was scheduled for Tuesday August 13 at 6pm at Hindman Sanchez.

Recreation Center Project Report: Ruth Spano and Tim Shangraw advised the board on the status of obtaining proposals for the rec center project. To date one proposal has been received, which was shared with the board and another is expected to be received prior to the next meeting. Other possible firms were discussed, it was decided that a few more would be solicited and then interviews would be scheduled.

Road and Bridge Report: The current status of the roads was discussed, including the south (wood) bridge and the pot holes. Greg Demmin volunteered to manage road and bridge projects. The status of maintenance and inspection information of the south bridge was discussed. Tim Shangraw indicated that Parson?? Performed the most recent engineering and refurbishing work on the bridge and that CMC might have the documentation related to that work (+/- years ago). Discussion ensued on whether or not to have the bridge inspected and it was decided that Tim would contact the previous engineer regarding the maintenance/inspection status of the bridge and possibly obtain a proposal to inspect the bridge. Don Holland and Julie Daehn indicated that the board needs to address owner concerns regarding road maintenance and planning. The condition of the roads and drainage concerns were discussed at length. It was decided that a committee should be formed to explore options for mitigating pot holes, drainage, and maintenance issues and report back to the board with options. Tim Shangraw brought to the boards attention that the concrete drainage pan across Hi Country Drive loop in vicinity of Bldgs 8, 9, and 10 had been repaired. No one had any knowledge of when or who did the repair work. It was decided to inquire with Mark Johnson whether or not the HCHCIRA paid for the repairs.

Playgrounds/ADA: Some proposals were received and forwarded by outgoing president Carolyn Piro for updating the existing playground facilities for ADA compliance. Dan Madigan indicated that he was soliciting some proposals also. Ruth Spano also indicated that there was an option to include a new playground into the greater recreation center project. Dan Madigan volunteered to manage the playground project and invited anyone with input to contact him.

Landscaping/Beautification: Bob mercer asked who is managing landscaping for the rec association property. Dan Madigan advised that he has been managing the landscaping efforts taking place at the entrance signs and the rec center.

Other Business: Ruth Spano inquired about the status of communications with Rendezvous regarding their deteriorating retaining wall behind the rec center. The secretary will contact Mark Johnson and report back.

