

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
BOARD OF DIRECTORS

Saturday, September 14, 2013 4:00 pm  
Hi Country Haus Recreation Center

Call to Order: Dan Madigan, Don Holland, Tim Shangraw, Greg Demmin, Ruth Spano, Julie Daehn, and Property Manager Mark Johnson

Approval of Meeting Minutes for August 13, 2013: Don Holland motioned (via email) to approve the August minutes as written. The motion was seconded (via email) by Jeff Oehm. Aye votes were cast (via email) by Ryan Johnson, Tim Shangraw, Robert Mercer, and Ruth Spano.

FWTB Banking Resolution (Greg/Dan): A motion to approve the Resolution as written was made by Don Holland, 2<sup>nd</sup> by Julie Daehn, and carried by unanimous vote, which identifies Patrick O’Kelly as the sole signer on the First Western Trust Bank money market account.

Road and Bridge Report:

South Bridge (Tim) – Tim Shangraw looked at the bridge and in general no apparent structural issues were observed except one area of damage at the southwest corner of the to deck. A request for Beavers to patch the deck before winter was made (Mark indicated he will make a work order). Also, a Comcast cable dangling from underneath bridge was observed. Tim is going to call Comcast and ask them to repair the conduit. The question of painting the steel structure of the bridge came up. Tim indicated that the paint on the south bridge is in better shape than the north. This item will be put into the reserve study maintenance schedule. Dan expressed concern that we still don’t have an official opinion on the condition of the bridge. No motions were made and the item will be removed from the future agenda.

Road Maintenance (Greg) – Mark is working on bids from Morrow, J&L, Evans, and Mountain Madness for grading and drainage work.

Upsilon Request (Don) – The building board voted to not pursue the paving. This item will also be removed from agenda.

Recreation Center Project Report:

NNL update (Ruth) – Met with Ed Tuesday. NNL will be at the next board meeting if requested. General consensus of members present preferred to meet with NNL at the next board meeting to reduce the 7 total options down to 3 options. Legal review of contract – David Firmin has the proposal and agreement. NNL wants signed proposal and then agreement will be submitted.

Check was approved on Monday to NNL. Invoices are going to be reviewed by the committee prior to approval of payment by Dan.

Access update (Tim) – A committee formed during the last meeting recommended that we move forward with a keyless entry card system at the recreation center. The plan is to have the cards distributed to owners and the hardware in place by October 1<sup>st</sup>. A conference call between some committee members and Beavers worked out some of the planning and details, which were discussed. Dan requested that a proposal be distributed for review by the board. David Firmin advised the BOD that a waiver be sent to the owners and a signed copy be returned prior to issuing cards. Discussion ensued amongst the BOD regarding cards vs. codes. Tim motioned to move forward with the card system. Don seconded. The motion was carried by majority vote, with one dissenting vote by Dan Madigan. Mark will get the project started on Monday (9/16). The required emergency egress work will also be started.

Community Signage (Bob & Dan):

Dan explained some instances of abuse of HCH parking areas by people recreating on nearby trails, trespassing while fishing the river, etc. Both Dan Madigan and Robert Mercer have proposals for new signage to be installed near the entrances to the community. Examples of the two signs were attached. Discussion ensued regarding the language on the signage. “Private Roads” won straw poll over “Private Property” and “Private Property and Roads”. Hanging the new signs from existing entrance signs won over the no sign and separate sign post options. Tim motioned to install the hanging signs, Ruth 2<sup>nd</sup>, Dan, Don and Greg voted Aye. Julie voted Nay.

Stone Update (Dan): Appeal filed early, ongoing foreclosure. Judge needs to sign off on legal fees for judgement. No new costs, fees, etc incurred to best of our knowledge since end of litigation in June.

Next Board Meeting: The next BOD meeting was scheduled for 6pm on Wednesday October 23 at Hindman Sanchez. The meeting was adjourned at 5:45pm.