

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
BOARD OF DIRECTORS

Saturday, December 7, 2013 4:00 pm

Call to Order: Board of Directors members in attendance are Don Holland, Julie Daehn, Ruth Spano, Tim Shangraw, Jeff Oehm, and Dan Madigan. Property Manager Mark Johnson was present. Ruth Spano called the meeting to order in Bob Mercer's absence.

NNL Presentation: Ed of NNL provided a presentation reviewing the background and progress on creating options for the pool renovation/rebuild. Handouts included review of properties visited in the Winter Park area, owner survey with priorities, and several 3 architectural options for the project. See attached handouts.

B26 Maintenance Issues: B26 has issues with landscaping and plowing conflicts. Plowing debris in the lawn area causes excess expense. Discussed the challenges of snow removal and need for snow storage areas. Will review with B26 in the spring to see how to mitigate.

Status of Dehumidifier: Both dehumidifier's in the pool area are no longer functional. Tolin Mech. has provided a quote of approx. \$5k to replace the compressor units to allow the dehumidifier's to function again. Alternative solution of running the fan more was discussed. The fan is currently automatically controlled by a temperature sensor. The pool and hot tubs provide the only heat in the pool area. It was brought up that an environmental report was done at the same time as the pool decking evaluation. That report suggested running the fan more until a decision on the overall building life was made. This topic was tabled with a resolution time of one week by electronic vote pending the following:

1. Dan/Jeff to see if the environmental report can be found for review. Greg might have it.
2. Mark to confirm the compressor quote with Tolin to see if they evaluated the dehumidifier functionality, or if replacing the compressor might just be the start of the repairs. If Dan/Jeff and Mark can gather the information needed to make a decision by early this week (preferably Tuesday, December 10), the board will vote via email on or before Saturday, December 14, 2013.

Plowing Update: Mark noted that requests for activity logs and insurance rider from the plowing company are not forthcoming. He intends to hold the November invoice until the information is made available.

Bridge Update: The south bridge railing was severely damaged in a single vehicle accident. Temporary orange plastic construction fencing is currently covering the railing area. A police report is forthcoming. B21-11 renter with an Enterprise truck rental caused the damage. Enterprise has started a claim and will be sending an adjuster. Dan to follow up with Enterprise, Mark to follow up on police report. Dan is going to talk to John Dickensen about replacement.

Card Access: Card system is live. Issues with door latching have been resolved. Remaining items are lighted exit signs and ramp exit. Camera has been installed in Laundry. Surveillance cameras have been hooked up to internet. New action item to update lighting with motion sensors and timers. See Maintenance action items.

Common Area Parking: Discussion of adopting a parking policy for the common areas to deter being used for storage. It was noted that policy should include enforcement (towing). It was questioned if a policy could be fairly applied without active monitoring. Julie to review and propose parking policy at next meeting.

Maintenance action items:

1. Add weatherstripping to bottom of door in game room.

2. Add locking enclosure over thermostat in the game room to prevent people from changing it.
3. Change existing light switches in game room that are motion detection with a 30 minute on-time.
4. Change lights in hallway and entryway to be on timers that are on from 8am-10pm
5. Add a lamp and timer that is on from 8am-10pm in game room

Meeting was adjourned at 7:22pm.