

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
BOARD OF DIRECTORS  
Wednesday, January 15, 2014 6:00 pm

Call to Order: Board of Directors members in attendance are Don Holland, Julie Daehn, Ruth Spano, Tim Shangraw, Jeff Oehm, Bob Mercer, Ryan Johnson, and Dan Madigan and Greg Demmin via conference call. Property Manager Mark Johnson was present.

Telemark: There was a discussion surrounding the payment to Telemark due annually by 1/31. We have not yet paid or received a reconciliation from Telemark. Mark to take this up and get payment to Telemark pmt by 1/31.

Last month's minutes approved were voted on and approved.

Presidents Update:

- Bob noted that the NNL contract was reviewed by counsel and signed by him.
- Upcoming delegates meeting notification was reviewed by counsel and it was recommended that we should mail a notice to all owners. Mark to take care of mailings.
- Bridge repair update: Enterprise Rental car Insurance is the carrier. They would like proof of ownership on the bridge. David Furman is working on that. Dan will proceed in parallel to get repairs done with John Dickenson who did work on bridge years back. Materials and fab. Should be onsite in a week. Couple of weeks for repairs after that.

Treasurer Update: Financial report shared via email with board. No questions of note.

Secretary Update: no new business. Delegate email sent Nov.6th. Greg will resend on 2/1 as reminder.

Parking Policy Review: Julie presented a first draft for a parking policy. It addresses concerns from previous board meeting regarding enforcement, monitoring and longer term vehicles. Bob has confirmed with counsel that we have the authority to enforce this policy. Ryan noted that we are missing a note about putting a notice on vehicles in violation for 24 hours prior to towing, which will be added. Dan noted that several buildings on the south end of the area have parking signage specific to their buildings on common area property. At this point the discussion was tabled for a future meeting while the delegates review the initial draft.

Architectural Review: Ruth and Tim presented the architectural plans that will be reviewed at the delegates meeting.

Questions that arose:

- Board confirmed that 4 is the correct number of plans to present.
- Mark will check on how many water taps we have, and Ruth will check on how many we need. These are costly.
- Question regarding roof slant to drop snow on deck in external building view mock up.

- Tim reviewed net present value analysis of the options and will prepare slide for meeting around this.
- Ruth presented a chart outlining financial considerations based on estimated project costs and how those will spread across the owners. She will prepare slide for delegate meeting regarding this.

Four architectural options will be presented:

- Option 1: Entire pool area to be replaced. Minimal changes to Rec Building. However, there are significant expenditures pending and unfinanced that are needed for the Rec Building (i.e. roof is past expected life).
  - Don noted that this option needs updated to remove wording about re-using deck or pool. It is a full scrape of the south end of the building containing the pool.
- Option 2: Full replacement of pool end of building with full gutting and remodel of Rec Building. Need to make clear that this is outdoor pool, and that the cost reflects that.
- Option 3: Full building scrape and rebuild. Indoor Pool.
- Option 4: Full building scrape and rebuild. Outdoor Pool.
- Financing and options for assessment will be presented at the meeting. Ruth to prepare.
- Color copies of delegate presentation will be made for the meeting. Julie to print these.
- Electronic copy of delegate presentation will be emailed to delegates and put on web site.
- Delegate meeting feedback will be email.

Other Business:

- There will be an agenda item to discuss amendments to building bylaws. Outstanding question of whether amendment transfers any liability to the building for delinquent owners will be followed up with counsel by Julie.

Next meeting is Delegates Meeting at Beaver's in Winter Park on February 8th at 4pm.

Next Board meeting will be March 11th at 6pm in Golden.