

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
BOARD OF DIRECTORS  
Saturday, April 12, 2014 5:00 pm  
HCH Recreation Center

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

Presidents Update:

- Amendments –Final copies are being mailed to Bob.

Treasurer Update:

- Bob asked Dan about preparation for budget. Did he need any help? No. The accountants should have the next quarterly financials ready by May 1<sup>st</sup>. A meeting was scheduled for Tuesday, May 6, 6pm to review financials and determine the next annual budget. Any dues increase needs to be an agenda item for this meeting in order to go into effect for the coming fiscal year - Dan.
- South bridge repairs have been completed, but repayment of HCHCIRA has been delayed due to legal issues regarding title to the bridge. David Firman is working on the issue.
- Dan has not seen any cost/billing for the keyless entry project. Julie – according to Beavers the project cost is approximately \$6,000 plus the cost of the cameras.

Secretary Update:

- Dropbox archives have been moved to an HCH account created via validation of the [secretary@hicountryhaus.com](mailto:secretary@hicountryhaus.com) email address. The secretary will be the administrator of this free cloud storage account.

Parking policy:

- Julie – It would be enforced by Beavers. Discussion ensued regarding notification, enforcement, identification of common area parking, etc. Don made a motion to approve the policy as presented and Tim seconded with amendment that it become effective June 1<sup>st</sup>, 2014. Julie, Ruth and Bob were in favor. Dan and Greg were opposed.
- Bob is looking into how the HCHCIRA can identify and notify the owners of vehicles that may be towed in violation of the policy.

June owner's meeting agenda:

- Use same basic documents for agenda and mailer.

- Items for agenda to include: Call to Order, Role Call, Straw Poll of Rec Center Options/Discussion of Next Steps, Vote on Recreation Center Options, Break, Management Review, Finances – capital and operating budgets (we don't expect them to go up more than 4%/ year), New Business = remote access, roads, parking policy

#### Recreation Center:

- A motion was made by Tim to retain NNL Architecture as Architect of Record and Construction Manager, Don seconded, and Julie, Ruth, Bob and Greg approved. Next steps will be voting on options 1-4 in June, and determining the date for a Fall 2014 delegate meeting where the assessment will be voted on.
- In the meantime Bob will find out whether or not the board can use reserve funds to pay a required retainer fee to NNL.
- The board generally agreed that it was their intent to put the burden of collecting assessments on the HCHCIRA, not the buildings. The HCHCIRA would bill owners individually.
- Dan suggested that the board needs to explore potential options for financing the project. Discussion ensued about funding the project, collecting assessments, liabilities, etc. This will be an agenda item and will be addressed by David Firman at the May 6 meeting.

#### Roads:

- A grading schedule and budget proposal were presented by Mark on behalf of Evans Excavating. Don motioned to approve an amended schedule and budget of \$19,000 for grading and maintenance, which includes \$2000 for engineering consultation with Tim Gagnon, P.E. All were in favor. Additional road maintenance proposals were reviewed, but tabled for further discussion at a future meeting.

#### Next Meeting:

- A meeting was scheduled for Tuesday, May 6, 6pm to review financials and determine the next annual budget draft.
- Any dues increase needs to be an agenda item for this meeting in order to go into effect for the coming fiscal year - Dan.
- Picnic funding needs to be an item on the agenda and budgeted (approximately \$800).
- Possible financing of the recreation center project will be discussed with David Firman.