

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
BOARD OF DIRECTORS  
Tuesday, June 3, 2014 5:10 pm  
HCH Recreation Center

Role Call/Call to Order: Board of Directors members in attendance were Don Holland, Julie Daehn, Ruth Spano, Tim Shangraw, Bob Mercer, Greg Demmin, Jeff Oehm and Dan Madigan. Property Manager Mark Johnson was present. David Firmin also attended a portion of the meeting.

April meeting minutes – approved by prior email vote

Executive session immediately followed Role Call and adjourned at 5:25

Presidents Update:

- Proxies – article 7.8 of the bylaws states that proxies must be for an individual vote on a particular issue
- Roads – board members generally pleased with the condition of the roads. Mark discussed the site meeting with Tim Gagnon (Vision). A formal report from Tim is expected in a few weeks.
- Board member elections – 2-3 more members will be needed after the June owners meeting.
- Emergency access road – Julie asked whether or not the issue of the temporary/emergency egress/north boundary road was discussed with the attorney.

Legal Q/A with David Firmin:

- Is the board allowed to use PUD for REC projects or vice versa. David indicated that a resolution and repayment would be safest route. Otherwise he did not recommend the practice.
- David – asks board if they will vote to counter an offer on the settlement for the repairs to the south bridge. Dan motioned to allow David to counter the offer of \$7,700 with \$8,500, Jeff seconded and all were in favor.
- Discussion ensued about the status of the Stone trial.
- Ruth asked David whether or not some amendments not being ratified would delay the start of the project. David will try to attend the meeting and help us develop a FAQ.
- Funding for HOA's – Dan asked David about possible funding avenues and listed several banks that provide 5, 10 or 15 year loans. Tax districts were discussed as a possible alternative to loans. David did not recommend setting up a tax district due to the time, funding, and expense involved. David will obtain several competitive proposals. Ruth

and Mark also have proposals from various banks and will distribute them to the delegates asap.

- Ruth asked David about the legal ramifications of allowing Grand County water and sanitation district to build a temporary access road on behalf of Rendezvous at the north end of the HCH property. David will follow up with a letter.

Annual Budget:

- Dan – are we going to raise the dues by up to 4%. Greg made a motion to not raise dues, Dan seconded and all were in favor.
- Dan identified a surplus in the budget, likely due to lower operating costs. The monies must be returned to the owners or deposited in the appropriate reserves. Dan will have the accountants reconcile the surplus to the appropriate reserves.
- The board created the proposed annual budget to be presented to the delegates at the upcoming June 21 owners meeting.

Annual Meeting Agenda:

- Bob is going to assemble the agenda and get it to mark for the mailer asap.
- A current list of delegates is being formalized for a sign in sheet.

Greg motioned the meeting be adjourned at 8:50, Julie second and all in favor.