

HI COUNTRY HAUS
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION
BOARD OF DIRECTORS

Saturday, August 16, 2014 2:00 pm

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

July meeting minutes were not available at the meeting and will be approved via email.

Beavers will take over the website.

Presidents Update:

- Thanks go out to Ruth and Tim for setting up meetings with contractors.

Financial Update

- Discussion around proposal to move the fiscal year. Moving from the end of May to the end of April to aid with board planning and timing with spring owners meeting. Approximate cost of \$250 for state filings. Moved and unanimously approved.
- Discussion regarding financial review. Looking for an independent reviewer of accounting. Dan recommends using a firm from Colorado Springs for the independent review. Board will get some quotes for financial review providers. Get nominees in to Dan by August 29, 2014. Will review candidates at next meeting. Motion approved.
- Discussion of assessment billings with regards to sending out billings and showing in accounts receivable. There are some discrepancies with county records in terms of how many bedrooms a unit has. Board motion to go forward with invoicing based on assessor office records, if owners adjust county records prior to Jan 1st they will have updated bills. Don motion, Rex second, unanimous approval, Ruth abstained.
- New bank account setup solely for recreation center rebuild. Jeff Oehm is reviewing current reserves plan to give a recommendation on what the association should have in reserves when the new building completes. Recommendation should be available next meeting. Operating budgets have been estimated and are planned for in the new building build.
- Mtn Parks Electric rebate discussion. Board motion to abandon further discrepancies in rebates. Unanimous approval by board
- Easements in place on paper that needs to be considered during construction. Art will talk to Rz about abandoning easement near Rec Center. Need to check with county records if easement is still in effect.

Other Business

- New board member positions:
 - Art replaces Gregg's term
 - Rex replaces Jeff's term
 - Martha replaces Ryan's term
 - Secretary email needs updated to go to Don
- Grand County Water and Sewer (GCWS) Temporary Road: nothing new. GSWS has not followed up on access road. Ruth and Art to reach out to make sure we get the notice on the start date.
- Discussion regarding the playground was tabled based on concerns for construction near the area. Motion to table playground until February, unanimous approved. Ruth to address with NNL an ADA access out of the field from the Rec Center.
- Intersection Update: Don reviewed the area with Mark and the Engineering contact. Discussed adding drainage through the intersection, it can be added for about \$6k. Recommend waiting on this project until the rec construction heavy machinery work is complete. Will also need to include digging down 18-24" to build stable foundation. Will review project for next fall, but budget for it in March.
- Annual Owners meeting minutes need posted on the web. Board comments are complete.
- Speed humps are on backorder. There will be no signage.
- Survey needs posted on the web.

Recreation Center

- Interviews of several firms went well. Big Valley is heads and shoulders above the others.
- Contractor warned regarding aggressive budget for what is spec'd.
- Owner survey went out and results are back. Reviewed by board:
 - Pool, Indoor tubs and laundry were the top priorities.
- Motion made that external updates unattached to the Rec Center building will come from the PUD budget. Approved: Bob, Ruth, Julie, Art. Opposed Rex, Dan and Don. Motion passed.
- Financing is moving forward. Discussion regarding when the loan closes, estimate is for Jan 1, 2015.
- Current collection policy is sufficient. Need to make it well known. It is already on the web.

- Financing will be available by automatic payments only.

Next Board Meeting

- September 30th @ 6pm in Golden