

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
BOARD OF DIRECTORS

Thursday, September 25, 2014 6:00 pm

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

August and September meeting minutes were reviewed and approved.

Rec Center Update (by Tim/Ruth):

- Right of way on the South end of the Rec Center building was discussed. Question regarding where the easement is recorded and who it is with. Would like to see about vacating easement. Next step is a title search to see what encumbrances there are. Mark to move forward on title search.
- Big Valley has a list of goods to price from NNL, and is working on pricing the list. ETA is October 7th. That will be reviewed with rec committee before next board meeting.
- Water table is 11' below grade, which may limit the depth of the pool.
- Discussions regarding budgeting and maximizing that with the amenities. There are items being considered for reuse from the existing building that may allow for more amenities. Any existing reuse would require a professional engineering stamp/insurance.
- Reviewed proposed floor plan and layout.
- Financing Update:
  - Only 6 homeowners have inquired about loan.
  - Currently reviewing 4 loan options.
  - Need to have an agreement drawn up for owners opting for the loan to sign promising payment.
  - Looking to do survey regarding who is planning on opting into the loan.
  - Possibly planning on structuring loan for worst case since there is not a prepayment penalty, just the origination fee.
  - Updated discussion around what fees go into the loan. It will include all loan fees, as well as accounting fees for loan payments/collections.
  - Budget variance for accounting costs will be revised
- Landscaping that will be destroyed during construction has been requested by some buildings. Buildings can have perennials. Flagstone, trees and shrubs will be reused.

Other Business

- Parking policy enforcement was reviewed. Letter to current long term trailer was reviewed and approved to send. Parking Permit and Parking Violation postcards will be printed for Beavers to use.
- Stone foreclosure has no new update. Awaiting final paperwork from judge.

- Insurance
  - Farmer's has been requested to cancel on Oct. 1<sup>st</sup>
  - Peloton is the policy in place. It covers previous actions of board and going forward.
- South Bridge – has been finished. Settled with Geico.
- Financial Review – motion to hire firm to do a review. Motion passes.
- Road Maintenance – one more grade around Oct. 10, possible grading in November depending on weather.
- GCSW temporary road access – has not happened yet. Probably not this year. Awaiting word from GCSW.
- Rz drainage was discussed with regards to new rec center. It will be reviewed as part of the rec center project.

#### Next Board Meeting

- November 1<sup>st</sup> @ 9 am in Winter Park