

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
BOARD OF DIRECTORS

Saturday, November 1, 2014 9:00 am

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

Rec Center Update (by Tim):

- Big Valley contractor came in with a lump sum pre-construction estimate significantly over budget and has been unresponsive to requests for price breakdown for analysis.
- Centaur contractor was consulted for 2<sup>nd</sup> opinion and provided a project prelim. bid. NNL is working through pre-construction budgeting process with them. This will take approx. 3 weeks before information available for board
- Motion to allow rec committee to decide with NNL to move forward with Centaur for pre-construction. 2<sup>nd</sup> by Don, unanimously approved.
- Rec Committee will move forward with notifying Big Valley that HCHCIRA is not moving forward with their contract. No expenses have been spent so far.
- Loan update provided by Ruth
  - Bank of the West decided not to bid loan. This is the current HCHCIRA primary bank
  - Recommendation is that rec committee moves forward with reviewing and suggesting the final loan recommendation. Currently there are 4 banks in the bid, First Bank, Centennial, Grand Mountain and Capital Bank
  - Rec Committee will make recommendation and send to delegates for a vote and approval of association loan
- Motion that the administrative cost of the assessment come from the operation account for the rec. center. 2<sup>nd</sup> by Art, Dan opposed, motion approved.
- Motion that continuing loan administrative costs come from the operation account for the rec. center. 2<sup>nd</sup> by Art, Dan opposed, motion approved.

President's update

- Road good, trash good, there's a water pan that needs repaired (Mark to contact Rz), bldg. 21 back of dumpster needs repaired.
- Request to check/repair all dumpsters (Beavers)
- Pump lift station had service issues that Beavers has been addressing with the sanitation company. Pumps need cleaned. Beavers will schedule yearly with sanitation company.
- Bridge south east corner (on right heading into complex) needs some markers.
- Speed humps are doing a great job. Will be removed and stored for winter. Board to consider extending the length of the hump across the road, as well as adding more humps in the spring.

Treasurer update:

- First quarters financial statements were emailed out this morning. We are 2 months into the new fiscal year and this will be an 11 month year with the fiscal year change. Next financials will be around middle of December.
- Stone collection update:
  - Court ordered owner payment of approx. \$111k. Court ordered sale is scheduled for Nov. 6<sup>th</sup>. Owner has made an offer to settle for \$90k instead of \$111k. Attorney recommends HCHCIRA declines the offer of \$90k. The \$111k will be divided up between HCHCIRA and Insurance company. Hindman has been paid by HCHCIRA \$55-60k. The court details breakdown of fees denied.

- The unit owner has not stayed up to date on monthly assessment since court ruling.
- Motion to decline the \$90k settlement. 2<sup>nd</sup> by Art, unanimous motion approved.
- Motion to not intend to bid on the property by HCHCIRA if another purchaser shows up at sale. 2<sup>nd</sup> by Don, unanimous approval.
- Tim recommendation to send the trash out for a 3 year bid. Current contract is with Waste Management. Waste Connections is the other trash company in the area. Beavers to obtain bids.
- Dan recommended sending 2nd assessment invoice billing before end of year. Discussion regarding how to know how people plan to pay. Dovetails with loan approval by delegates.
- Discussion around next steps for assessment:
  - 11/15 - determine which loan to go with (Martha/Art)
    - Need agreement language for deferred payment cost estimate
    - Change owner language to a deferred or long term payment plan with Rec Assoc backed loan. Note that the payment plan will be an estimate pending delegate approval
    - Obtain accounting firm ongoing payment administration costs, as well as list of who has paid, and how much they paid (Dan)
  - 11/20 agreement letter done and review by attorneys and submitted for board approval (Martha/Ruth)
  - 11/25 board approval deadline of letter/repayment agreement
  - 11/30 send mailing with deferred payment info and require opt-in agreement for deferred payment plan, Mailing list will be from assessor records to get the latest ownership changes (Beavers)
  - Email will simultaneously go out to delegates with sane information (Ruth)
  - TBD submit loan information to delegates to vote on terms

#### Other Business

- Board agreed to purchase a sign/banner for rec center announcing upcoming closing-rebuilding. Closing March 31<sup>st</sup> and re-opening for the Winter 2015 ski season.
- Parking signs were proposed for primary common areas. Will propose sign verbage for board review. (Mark/Julie)

#### Next Board Meeting

- December 9<sup>th</sup> @ 4pm in Golden