

HIGH COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
Board of Director's Meeting  
Tuesday, May 19, 2015, 4:00 pm

Call to Order: The meeting was called to order at 4:07 pm.

Present: Bob Mercer, Julie Daehn, Ruth Spano, Art Ferrari, Tim Shangraw, Don Holland and Rexene Holland are present. Martha Hedrick is present via phone. Mark Johnson Property Manager, is also present. Sarah Moose is present to take the minutes for the meeting. Additionally, HCH Owners Jeff Waneka (Bldg. 16) and John Grieve (Bldg. 19) were present.

Minutes: Minutes of the April 28, 2015 BOD Meeting were reviewed.

MOTION: Don Holland made a motion to approve the minutes as written, Rexene Holland seconded and the motion carried by unanimous vote.

Questions to the Board: The owners present were given an open floor to ask questions of the Board. The start date of construction was addressed, Ruth Spano and Tim Shangraw met with the architect and General Contractor today and they are now waiting to be presented with hard numbers to share with the rest of the Board and the HOA Delegates. Once the contract is approved, construction will move forward. At this time the permits have been filed for. Additionally, the process of choosing a contractor was discussed. Multiple contractors were asked to bid on the project, including some in Grand County. Originally, a Grand County contractor was chosen, but they were unable to follow through with the project..

Presidents Report:

Rendezvous Construction/Bike Path Continuation: Ruth Spano and Art Ferrari attended a meeting last week regarding Rendezvous upcoming new construction and proposal of a continuous bike path. This summer, construction will begin on townhouses in Rendezvous along the property line near building 8. The development team for Rendezvous has suggested placing a continuous bike path through HCH meeting up with the Fraser/Winter Park River Trail. Ruth and Art expressed concerns over parking, drainage and the bike path traffic and location. A positive note was that Rendezvous has negotiated with the town to be able to install new water and sewer lines, so as not to encroach on the HCH property. The Board discussed the information and reviewed the maps and plans provided by Rendezvous at the meeting. At this time the Board would like further information and details before discussing the options or providing the information to the owners. The Board has expressed concern over the construction and making sure the Rendezvous properly installs a construction fence and so forth for the safety of HCH residents.

MOTION: Ruth Spano made a motion for Art Ferrari to return to Rendezvous to further discuss concerns brought up by the Board. Don Holland seconded and the motion carried by unanimous vote.

ACTION: Art Ferrari will research the development plans and their construction safety plan further and report back to the Board prior to the June 20<sup>th</sup> Annual Meeting. This is a time sensitive matter.

Speed Humps: There have been 2 speed humps placed on the HCH road to help slow down traffic. BVM has been authorized to order an additional speed hump to be placed near the HCH entrance on the Conoco side.

**ACTION:** BVM will order another speed hump and place per the Boards direction.

Flowers: The Board would like flowers to be planted in the flower boxes located near each HCH entrance. The cost will be paid by the PUD account. The Board has allotted BVM to spend the same amount as last year plus an additional 10% if needed.

**ACTION:** BVM will coordinate the flower planting, either by BVM or a local landscaper. BVM will look at last year's costs to keep in line with this year.

Parking: There have not been many parking violation to note lately, the Spot Trailer however has been parked in the common area parking near the rec center for too long.

**ACTION:** Sarah Moose knows the owners of the Spot trailer and will contact them to move it ASAP.

Financial Report: Julie Daehn has been working with Teresa Mussman to finish out the numbers for the 2014-15 fiscal year endings May 31, 2015. The budget has been reworked, per the discussion from the last meeting, including the loan and adjusted construction costs. Once the final numbers are received and approved, the budget can be finalized and voted on by the Board.

Insurance Payment Request: Mark Johnson investigated the balance owed to Travelers Insurance and determined it was truly owed. The Board voted via email to approve the payment.

HCH Owners Loan Status: At this time there are 25 people signed up for the loan, funded by HCHRA. There has been discussion on whether or not a loan will be taken out to cover the 25 loan agreements or if it will be funded from Reserves. Each owner will be making a monthly payment via ACH per their loan agreement. As soon as BVM has the correct access from Bank of the West, the ACH's will begin.

Construction Loan Status: Ruth Spano has spoken with First Bank and the loan will move forward once the final numbers have been set.

Loan Discussion: The Board discussed both the Construction Loan and how the loan to the owners will be coordinated. Members expressed concern over mixing the two loans and want to make sure they are managed separately.

**ACTION:** Once final numbers are determined, the Board will discuss the loans and Tim Shangraw and Ruth Spano will provide a recommendation to the Board.

Owner Assessment Update: At this time there are 12 owners out of 305 who have not paid their Special Assessment or signed up for the Loan Agreement.

Rec Center Communication: It has been expressed to the Board that there are owners who don't feel they have been communicated with regarding changes to the HCHRA Plans and Construction of the new Rec Center. It is up to each building delegate to communicate with the owners in their building, when they receive updates from the HCHRA Board. The Board discussed the surveys that were taken by owners prior to moving forward with planning the new Rec Center. When making changes to the construction plans, due to costs, the Board has made a

point of going back to the survey results and making any changes based on what the majority of owners felt was most important for the new Rec Center to have. Rexene Holland recently put together a very detailed letter regarding the current status of the construction, which she provided to the owners in her building. This letter helped clear up a lot of confusion and questions that the owners had.

**ACTION:** Rexene Holland will put together a similar letter and send it out to all the building delegates with a request that they pass it on to the owners in their building.

Annual Meeting: The Annual Meeting is coming up next month on June 20<sup>th</sup>. The meeting will be held at Beaver Village Lodge at 10:00 AM.

**ACTION:** Julie Daehn will contact Smokin Moes to have them cater the picnic after the meeting.

Next Meeting: The next meeting is set for Tuesday June 16th, 2015 at 4:00 pm. It will be held in Denver at the Hindeman & Sanchez office.

Adjourn: It was unanimously agreed to adjourn the meeting at 7:08 pm.