

HI COUNTRY HAUS
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION
BOARD OF DIRECTORS

Saturday, July 18, 2015 1:30 pm

Call to Order: Board of Directors members in attendance are Bob Mercer, Don Holland, Ruth Spano, Tim Shangraw, Rexene Holland, Susan Roushey and Julie Daehn. Art Ferrari and Martha Hedrick were absent. Property Manager Mark Johnson and Minutes Recorder Janene Johnson were also present.

HOA Board Member Elections: Don Holland nominated Julie Daehn to be the Treasurer. Ruth Spano seconded the nomination and the nomination carried by unanimous vote.

Bob Mercer nominated Susan Roushey to be the Secretary. Don Holland seconded the nomination and the nomination carried by unanimous vote.

Tim Shangraw nominated Rexene Holland as President. Ruth Spano seconded and the nomination carried by unanimous vote.

Rexene Holland nominated Bob Mercer as Vice President. Tim Shangraw seconded and the nomination carried by unanimous vote.

Vice President's Report: Discussion turned to the process that needs to be in place in order to get the roads worked on, bumps removed, etc. Bob Mercer has ordered two more speed bumps for the roads. It was decided that any request for road work needs to be run through the property manager's office and centralized. Property Manager Mark Johnson was asked to review the existing leak that is in the sprinkler system and is affecting the road.

Bob Mercer also mentioned that the flowers are not in as good condition as they have been in the past. They just need to be fertilized most likely.

Bob Mercer asked if the Board could approve installing some LED lights at both entrances to the property, that would make it look more welcoming. The property manager was asked to review that possibility.

Treasurer Report: Julie Daehn reported that the fiscal year has been changed and the taxes will be filed shortly. Everything looks good on the general financial statement but did not report on the construction budget. Discussion ensued on reigning in expenses and being prudent with the funds.

Ruth Spano then went on to discuss the assessment financial side of the statements. Two people have not paid their assessments and if not paid in a timely manner, will be sent a strong letter to attempt to collect. One homeowner has been sending random checks to

the accountant in Boulder and is not the appropriate process. The checks will be sent back to this homeowner and the process further explained. All Board members agreed.

Construction Report: Tim Shangraw gave an update on the construction project. The construction team met last Friday and Tim just found out that Mark had not been invited to that meeting. In the future, Mark or his representative will attend these weekly meetings and will provide a summary of items discussed to the Board. Discussion ensued as to how important it is for the Board to be kept in the loop regarding the flow of information and the progress of the project.

Tim then went on to discuss the two water lines that service the recreation center. One of the lines has been broken and leaking for a long time. Steps are being taken to rectify that situation. Also, the two water lines are being researched to see if it can be combined into one line and therefore, one meter.

The existing cinder blocks of the foundation do not have concrete in them and the structural engineer is researching this issue but feels that it will not be an issue. Further research will need to be done on the solution for this issue.

The project is on schedule but Tim says that all demolition was supposed to be done by the 20th of July, which it is not.

Mechanicals for Pool: Don Holland brought the discussion around to the mechanicals for the pool. Discussion ensued regarding this issue and will need to be researched further.

Property Manager's Report: Property Manager Mark Johnson reported that for the most part, the property is running well. He has a few issues that he needs to look into but everything is running smoothly. Various small projects have been completed. There are a couple of places where there are broken sprinkler heads and Mark was directed to review and resolve those issues.

Other Items: Discussion on the new building for the Rendezvous Buckhorn Paired Cabin project was discussed. It was determined, by using the map of the project, where the trail access would be located.

Julie Daehn brought up the subject of delineating the parking area for CMC's maintenance building and staff parking. She suggested putting a drainage swale that quietly but deliberately shows the demarcation of the property lines. The Board will also do some research as to what the new owner of CMC will be doing with the building.

The discussion then turned to establishing a better process for staying on top of the road maintenance.

The playground committee will meet after this meeting to discuss the future of the playground.

Rexene thanked Bob for his year of service and dedication.

The delegate for Building 24 came in towards the end of the meeting and asked if the road grading can be done in the future so as to pitch the road away from the building.

Next Meeting: The next meeting of the Board of Directors will be held on Saturday, August 29, 2015 at 3:00 pm at Recreation Center Pavillion.

Adjourn: The meeting was adjourned at 2:45 pm.