

PRELIMINARY

HCH CIRA Annual Owners Meeting June 27, 2009, 9:00 am

Welcome was given by president Chris Bremer.

Building Roll call was done, 20 buildings were in attendance, there is a quorum for the meeting. Building representatives: Deborah Powers (Bldg 3), Bill Schroeder (Bldg 4), Polly Artim (Bldg 5), Ken Kinnard (Bldg 6), Stan Nelson (Bldg 8), Martha Hedrick (Bldg 9), Tim Shangraw (Bldg 10), Dan Madigan (Bldg 11), Ken Campbell (Bldg 12), Greg Litten (Bldg 13), Julie Daehn (Bldg 14), Joe Francis (Bldg 15), Susan Malley (Bldg 16), Kim McMahon (Bldg 18), Jef Oehm (Bldg 19), Herb Giefer (Bldg 20), Barry Stein (Bldg 21), John Carr (Bldg 22), Jeff Wille (Bldg 23), Ed McAleer (Bldg 24).

2008 minutes were reviewed and approved with a title change to 'Annual Owners' Meeting.

Mark Johnson of Beaver Management Group (BMG) who is the manager of the HCH CIRA was introduced and presented the year in review:

- ❑ Accounting and billing was changed this year to have BMG performing bill paying and the accounting firm doing the oversight and financials. This provides for more of a checks and balances approach to the associations finances. All billings are reviewed by the HCH President and Treasurer.
- ❑ BMG staff is tracking recreation center usage and providing the board with daily/hourly summary stats of the number of users. This aids in staffing and hours of operation decisions.
- ❑ Monthly reporting of maintenance costs are presented to the board which allows for better planning and budgeting.
- ❑ Overall the operating expenses are down and things are running smoothly
- ❑ There is a transparency to daily operations as the board is provided with usage and maintenance reports at their monthly meetings..
- ❑ Contracts are managed by BMG as well. Trash and Roads are the major contracts.. BMG reviews road plowing in October with the contractor (Mtn. Madness), contact Mark@BeaverVillage.com prior to then with any known snow issues that need addressed.
- ❑ Reforestation: town forester marked dead and infested trees again this year. Most of the trees have already been removed. About a dozen are remaining.
- ❑ Board decided not to spray for beetles this year. It hasn't been found to be fool proof and the money would be better spent on reforestation.
- ❑ Pool updates were done to conform with new government regulations for filter/pump safety features.
- ❑ The North entrance rock pillars are slated to be removed. A sign with the new logo and landscaping will replace them. New signs throughout the community will be addressed throughout the year. South entrance landscaping is under review for next steps.
- ❑ We are requesting the building reps to enforce the sign rules for realty signs. The covenants of most buildings do not allow signs on the building exterior. The owners/realtors should place signs in the interior window if at all.
- ❑ Women's locker room is being worked on with same updates/repairs as was done in the men's locker room flooring last year.

General Questions about daily operations:

- ❑ Issues with hot tub temperatures was addressed via regulator. Look for improvements going forward.
- ❑ Request was made for buildings to have a policy to not allow commercial parking in their building lots. It is not allowed in common lots.

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- ❑ Traffic seems to be ignoring community stop signs. Need to contact CMC to ask them to regulate their staff speeds in the community.
- ❑ Bus speeds are also a problem. Issues with roads in general would like to be addressed for speed and security concerns. Stop signs, narrowing roads, dips and bumps were some suggested alternatives. There are no complaints with the cement pan that was installed by Rz for drainage, this may be an option. Recommend we have a stop sign and reduce the road width at the corner by the Rec. Center.

The accounting firm was changed this year to Cahill, O'Kelley and Associates. In switching accounting firms, there were some accounting differences for reporting that are now appropriated differently than in the past. Specifically expenses that should have been applied to reserves that were paid from operating expenses.

The financials state of affairs were presented by Treasurer Dan Madigan.

- ❑ Cash flow statement
- ❑ Budget for operating expenses.
- ❑ Reserves disbursement
- ❑ No dues change is being proposed.
- ❑ A reserves study and plan needs to be done and accepted by the board.

New business:

- ❑ Question to see if we can have recycling at the community. However there is not currently recycling offered by any companies in the valley.
- ❑ Mark requested direction around spring maintenance separation between CIRA and Buildings so that spring cleanup responsibilities are not ambiguous. It was noted that CIRA will continue to replace rock borders throughout the community that were displaced by plowing.
- ❑ Roads paving topic was brought up from last years meeting. An email had been sent from the Board to the building representatives to have them poll their owners to determine if money should be spent on a study to determine the cost of paving in the Community. Herb Geifer summarized the historical discussions about paving in the community.
 - The buildings representatives in attendance were polled to determine if doing a paving study should be done. The vote was 10-No, 9-Yes, and 7-not present. Chris Bremer will check his email responses to finalize the vote.

There are 4 terms up on the Board this year, and 1 vacancy. There was a call for candidates. Gary Roberts, John Carr, Grant Schwartz, Chris Bremer, Julie Daehn were nominated and elected to the board.

The meeting was adjourned at 12:00 pm

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