

DRAFT - NOT APPROVED

HI COUNTRY HAUS
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION
ANNUAL HOMEOWNERS MEETING

Agenda

Saturday, June 25, 2011 9:00 am

Welcome and Call to Order: Steve Ray, Board President, introduced the Board of Directors and welcomed the membership to the meeting. The remaining Board of Directors members in attendance are Dan Madigan, Martha Hedrick, Sally Leibbrandt, Carolyn Piro, Julie Dehn, Grant Schwartz and Gary Roberts.

Roll Call of Building Representatives: Steve Ray ascertained that a quorum has been met, with more than 50% of the buildings being represented. Buildings that are represented at today's meeting are: 3, 4, 5, 6, 7, 9, 11, 13, 14, 15, 16, 19, 20, 21, 23, and 24.

Approval of Last Annual Meeting Minutes: The minutes from the meeting held on June 26, 2010 were reviewed. A motion to approve was made and seconded to approve the minutes as written. The motion carried by unanimous vote.

Financial Review: Dan Madigan reviewed the financial packet, received by all members. Very little has changed within the last twelve months. One big difference is that two of the three buildings that had long-standing accounts payables to HCHRA are now paid in full and current. There is only one building that has an outstanding accounts payable balance to HCHRA.

Steve Ray mentioned that a CPA firm, Cahill – O'Kelly & Associates, was retained to clean up the financial statements and that has been done. Moving forward, the Board of Directors is in the process reviewing local CPA firms to select one to perform annual audits, as required by state statute.

Steve Ray then requested for comments on the budget and budget to actual statements included in the packet. A few items were brought up for discussion, especially regarding maintenance line items as pertained to tree spraying, landscaping, etc. The road maintenance line item was significantly more than in previous years, one homeowner requested explanation of why that expense changes from year to year. Grading happens as a "reactive" expense based on conditions, etc. Questions were also asked regarding the management actual expense being over the budgeted amount. Dan explained that many things are done as a reaction to adverse snow conditions, requests for additional work and are not based on a flat rate. This line item will change considerably in both directions as the year progresses. Various homeowners felt that the individual budget line items need to be reviewed more carefully, because they do seem out of line with the actual expenses.

At the end of the discussion, several homeowners agreed to form a committee to review the budget in a more detailed process and provide the Board members with recommendations.

Management Review: Mark Johnson provided the homeowners with an outline of what has been happening through the complex over the last twelve months. The Recreation Center attendance is up, the operating schedule is very tight and the overall building is running smoothly. Mark went on to discuss a few items that have been, such as security cameras. Operating hours were discussed, along with several other items regarding the Recreation Center.

Mark went on to discuss the rising waters of the Fraser River and how it's affecting the property throughout the complex. Mark mentioned website www.gcemergency.com, to keep homeowners apprised of what is happening regarding the river.

Various landscaping projects were discussed. The extreme cold temperatures in January have helped to eliminate the remaining pine beetles, according to the Colorado State Forest Service. Therefore, no spraying is being scheduled. Several of the remaining dead trees have been removed. A big, beautiful Spruce tree has been removed as a result of it having been demolished by ants and the top portion of the tree fell on Building 11. So, Mark and his crew have been reviewing various trees in the area for this type of potential problem.

Mark mentioned that Kandy's Creations will be doing the flowers at the monuments and he is working to get that done as soon as possible. The discussion turned to the signs at the north and south accesses to the property. The solar lighting is working well. Individual building signs have been added.

The discussion then turned to the ongoing issues regarding road maintenance throughout the complex. Mark explained what work had been done on the roads this past winter and the fact that while it was very expensive, most of the work provided only a short-term solution. Mark has identified a contractor to work with the Board to put a plan together to manage the drainage throughout the complex, and to accomplish that within the budget allotted. In mid-July, work will begin at the south entrance and continue to the south bridge to work on a more permanent solution to the drainage issues that create such problems in the winter. Drainage pans will be added, lowering the roads, adding crushed asphalt and rolling of the asphalt will be done. Then the work will stop and they will monitor the effects throughout the next winter. If this solution works well, these types of solutions will be added continuing up through the complex to the north. Discussion ensued regarding many of the variables in a project of this scope.

The issue of pets on the property was brought up for discussion. There are regulations in the Town that help the various associations to tighten up the control of pet ownership in the complex. All homeowners are encouraged to have their individual associations keep up with these regulations for the betterment of the community.

Finally, Mark brought up the fact that he has a resource for a local chimney that is good to have for your files.

New Business: Steve Ray discussed the landscaping master plan for the complex. After much discussion, it seems unreasonable to bring all buildings into this master plan. Therefore, the Board members are suggesting that the funds that were received as a result of collection on bad debt, be put into a landscaping fund. Each building will be offered access to these funds, to a maximum amount of \$2,000 per building, in order to elevate the overall landscaping of the complex. Steve encouraged all homeowners to go back to their buildings for discussion. Plans must be submitted to the Board prior to September 1, 2011 and the work must be completed by September 30, 2012. Any prior projects may or may not qualify at this point, but should be discussed with the Board members. Steve clarified that prior projects should be limited to having been completed in 2011 and not any further back. One homeowner brought up that instead of offering this amount to individual buildings, even though those buildings should be maintaining their own property, these monies should be used for the entire community. Discussion ensued as to the rationale behind this thought process.

Steve Ray went on to discuss the danger presented to cars and pedestrian traffic on the curve near the Recreation Center, behind Building 23. Various issues regarding the solution to this area were discussed. Steve mentioned that all recommendations will be considered and will be greatly appreciated.

Question and Answer Session: Various issues were brought up from the membership, mostly items for clarification. The fishing pond by the north bridge is Town of Winter Park property and it is unknown what will happen to this area. The metal poles in the park area also need to be removed, as a safety precaution. Another homeowner mentioned that the chimney cleaner information is well-received and she admonished that all homeowners get their chimneys cleaned every few years. Responsible pet ownership was also brought up as a source of frustration for homeowners. It was requested that the Board supply the common areas with stands with bags for cleaning up after pets.

HOA Board Member Elections: Three positions are available. Those are the terms for Steve Ray, Dan Madigan and Sally Leibbrandt are all expiring at this point. Bob Mercer from Building 16 volunteered to run for a position. Jeff Oehm from Building 19 also volunteered. Greg Demmin from Building 12 also volunteered to run for a position. Martha Hedrick has resigned her position. Dan Madigan has requested to remain on the board. Chuck Erickson moved to approve Jeff Oehm, Greg Demmin and Bob Mercer as new members and to retain Dan Madigan in his position. Bob Stekette seconded and the motion carried by unanimous vote.

Next Meeting: The new Board members were advised to meet directly after the meeting to establish their next meeting.

Adjourn: The meeting was adjourned at 11:30 am.