

HI COUNTRY HAUS
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION
BOARD OF DIRECTORS MEETING
Wednesday, January 25, 2012 6:00 pm

Welcome and Call to Order: The Board of Directors members in attendance were Dan Madigan (by teleconference), Carolyn Piro, Gary Roberts and Bob Mercer. Greg Demmin and Jeff Oehm were present by proxy. Grant Schwartz and John Carr were absent.

Maintenance Review: Property Manager Mark Johnson went over the maintenance program from November 16, 2011 through January 15, 2012. There have been daily maintenance items but no big items to report. He reviewed several line items and expenses for this time period. Bob Mercer reported that the heating elements by the front desk of the building are off and would like to have Mark report this to his maintenance staff for repair. He also mentioned that the pool temperature is too cold as of a few weeks ago and would like that to be checked along with the chemicals of the hot tubs.

Accountant's Review: President Carolyn Piro discussed the accountant's review of the financial statements and that the CPA was very complimentary of the status of the statements. Mark was directed to convert the report to a .pdf and post online.

Budget Review: Carolyn Piro then discussed the Budget Review that she and Dan had reviewed. The changes include removing the money from drainage and road improvement and decreased landscaping to \$5,000 as it should be to reflect what is actually happening on the income statement. A few other line items were also changed, as a result of the actual expenses for the prior year. Discussion ensued as to whether or not these changes can be approved as written. It was ultimately decided to change a few of the line items to more closely match the expected expense but that the numbers will net to zero effect on the bottom line. Carolyn Piro moved to revise the budget for the PUD expenses: Drainage and Road to \$5,000, Landscaping to \$15,000, Road Maintenance to \$13,000, Trash Removal to \$38,000 and Reserve Expense to \$70,016.09. Gary Roberts seconded and the motion carried by unanimous vote.

CMC Parking: Carolyn Piro reported that Brian Lence from CMC had been invited to attend the meeting this evening, either in person or via teleconference but declined. Gary Roberts will be meeting with Brian Lence to respectfully request that CMC clean up their parking area and to request that their employees not park in the Recreation Center's parking lot. Dan Madigan reported that this property is extremely unsightly with a broken down van, junk, machinery, etc. He mentioned that this Board can make a regulation that it is the obligation of the homeowners, HOA's, etc. The discussion ensued regarding whether or not this Board has the authority to enact this type of regulation. Since these are two separate issues. Gary Roberts will request that Brian Lence of CMC remove the trash and unsightly junk in front of their building. Since this seems to be a legal issue, no decisions will be made. Gary Roberts will be meeting with

Brian Lence to have the initial discussion. Carolyn Piro will discuss the legal ramifications of all of this with the Board's attorney.

Regarding the parking area on the southern side of Building 21 and just west of Building 23, Gary Roberts said that the HCHRA Board should go ahead and develop the parking area and will be available to homeowners and guests of Hi Country Haus. He also requested that Carolyn Piro get legal counsel on this issue, also. Gary Roberts moved to develop this particular parking lot. Bob Mercer seconded and the motion carried by unanimous vote.

Reserve Study: Carolyn Piro reported the committee members did not have a chance to meet. This discussion will need to be postponed until the next meeting. Carolyn Piro brought up the fact that a formal reserve policy has not been finalized and this will need to be done quickly. Carolyn will also present a more formal document that finalizes what the annual reserve study review process will be from now going forward.

Miscellaneous: Gary Roberts asked if the roads are holding up and everyone seemed to be in agreement that they are doing well. The Board members felt that waiting until April to solicit bids for road maintenance.

Dan Madigan brought up the topic of River Glen's driveway and the fact that it no longer appears to be heated. Mark Johnson was directed to get a hold of the HOA for the building and find out what is happening with the driveway and whether or not this issue needs to be addressed.

Next Meeting: The next Board meeting has been scheduled for Wednesday, February 29, 2012 at 6:00 pm.

Adjourn: The meeting was adjourned at 7:40 pm.

FOR THOSE NOT ATTENDING THE HI-COUNTRY HAUS COMMUNITY IMPROVEMENT and RECREATIONAL ASSOCIATION, INC., BOARD MEETING ON Wednesday, January 25, 2012 AND WITH FULL PRIVILEGES AS STATED IN THE BYLAWS:

PROXY

KNOW BY ALL MEN BY THESE PRESENTS THAT I (WE), the undersigned, being a homeowner in good standing of Hi-Country Haus Community Improvement and Recreational Association, Inc., in Winter Park, Colorado, do hereby constitute and appoint The Secretary of the Board of Directors, OR Carolyn Piro being also a board member and Owner of Record in the HI- Country Haus community, to vote upon issues to be brought to the meeting of the Association, to be held **Wednesday, January 25, 2012, 6:00 PM @ Hindman Sanchez, Arvada, Colorado.**

IN WITNESS WHEREOF, I (WE) have hereunto set our hand(s)

This 24th day of January, 2012

Unit # 1203 X 

 X _____

 X _____

 X _____

Please return proxy at the earliest so that we may have a quorum to conduct business at the January 25th meeting.

Beaver Management Group, Inc.,
P.O. Box 21
Winter Park CO 80482

Mark@beavervillage.com
Fax: 970-726-5982

No Coversheet Required

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IN WITNESS WHEREOF, I (WE) have hereunto set our hand(s)

This 25 day of January, 20 12

Unit # 14-12 X

Jeffrey K Oehm

Jeffrey K Oehm

X

X

X

Please return proxy at the earliest so that we may have a quorum to conduct business at the January 25th meeting.

Beaver Management Group, Inc.,
P.O. Box 21
Winter Park CO 80482

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