

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Wednesday, February 29, 2012 6:00 pm

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

Approval of Minutes: The minutes from the meeting held on December 7, 2011 and January 25, 2012 were reviewed. Greg Demmin moved to approve both sets of minutes. Grant Schwartz seconded and the motion carried by unanimous vote.

Maintenance Review: Property Manager Mark Johnson went over the maintenance program from January 16, 2012 through February 15, 2012. He reported that the billing is forthcoming, it had been delayed but will be presented for payment next week. He also reported that there have been no issues at the Recreation Center and all is moving along quite smoothly.

Financial Statement as of December 31, 2011: President Carolyn Piro reported that changes to the budget had been approved as of the meeting held on January 25, 2012 but those changes are not shown on the budget to actual sheets included in this meeting's packet. She also reported that the financial status is in very good order. There were no further discussions.

Jed Dindinger: Carolyn Piro asked about the status of this issue and according to Mark, everything is paid at this point. Mark has requested that the multiple for sale signs be removed and only one sign be allowed to be on the property at this time.

Reserve Study/Policy: Dan Madigan reported on the status of the reserve study and policy for the association. He and Jeff Oehm met a week ago, toured the recreation center and did the preliminary inventory on assets to begin the process of putting this policy in place. Discussion ensued as to what needs to be done to get this accomplished such as identifying missing assets and verifying where the values come from in the previous study. A draft resolution regarding a reserve study policy was reviewed and will be brought into the process. A second draft resolution regarding the actual reserve policy was also reviewed and will need amendments. Carolyn Piro asked Dan Madigan to meet with Jeff Oehm, review these documents and bring them forward at the next meeting for approval.

CMC: Carolyn Piro did discuss the parking issue with Brian Lence of CMC. Attorney David Firmin will research whether or not we can establish policy that would affect various buildings' properties versus property owned by the Recreation Association. Dan Madigan mentioned that he felt the attorney would be in favor of the ability of the

Recreation Board to enforce policies that dealt with appearance which affects the overall property. Greg Demmin mentioned that several truck loads of trash and clutter had been hauled out of the property. There are most likely policies in place already that simply haven't been brought forward. Discussion ensued regarding the topic and no decisions were made at this time.

CMC Parking Lot: Carolyn Piro reported that the Recreation Board will be improving this green belt area itself to match the surrounding areas. A letter will be sent to CMC with this notice and with the conditions of parking in those areas. Carolyn will run this by the attorney and it will then be sent.

Landscaping Update: Mark reported that they are waiting for a revised proposal from Building 26, in order to do the landscaping requested that is not HCH land. Mark did send a letter to River Glen introducing himself and just establishing contact. The ultimate purpose is to offer assistance on the plowing and maintenance of their driveway.

Proposed Health and Fitness Area: Several homeowners have expressed to Carolyn Piro that removing the vending machines in the Recreation Building and installing some fitness equipment would be very well received. She went over the various proposals that have been received on the possible equipment installation and associated costs. A proposal from Fitness Source was reviewed. There is another possibility that versus a fitness area, that the space could be used for revenue producing meeting space. Discussion ensued on this issue. Information will be gathered and will be presented to the general membership at the annual meeting this summer.

Miscellaneous: Dan Madigan brought up the fact that the floors in the locker rooms, a few beams in the structure of the building and some of the concrete pans under the building will need to be reviewed and repaired during the off-season.

Dan Madigan mentioned, and the other members agreed, that there are some pot holes starting to form and will need repair. The road, in general, is holding up much better than it has in years past.

Carolyn Piro mentioned that the drain pan by Building 4 needs to be inspected and maintained because it is not working properly. This maintenance should be done on a regular basis.

Greg Demmin requested that the change machine be maintained or replaced, because it doesn't function properly a majority of the time. Mark will work on this immediately.

Next Meeting: The next Board meeting has been scheduled for Tuesday, April 3, 2012 at 6:00 pm at the offices Hindman Sanchez in Arvada. The meeting in May will be held in Winter Park, on Saturday, May 5, 2012 at 10:00 am. The annual meeting will be set for Saturday, June 23, 2012.

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, February 29, 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, February 29, 2012, 6:00 PM @ Hindman Sanchez, Arvada, Colorado.

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

This 10th day of February 20 12

Unit # 1405

X *Carolyn Piro*

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

Please return proxy at the earliest so that we may have a quorum to conduct business at the February 29th 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 29 day of Feb, 20 12

Unit # 14-12

X

*Jeffrey K Ochum*

Jeffrey K Ochum

X

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X

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X

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