

HI COUNTRY HAUS
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION
BOARD OF DIRECTORS MEETING
Wednesday, April 3, 2012 6:00 pm

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

Maintenance Review: Property Manager Mark Johnson went over the maintenance program from February 15, 2012 through February 29, 2012. There is not much on the report, as just standard maintenance has been occurring. He went on to review the various other reports through the end of March, 2012.

Financial Statements for January, 2012 and February, 2012: President Carolyn Piro reviewed the two financial statements with the Board members. There was no additional discussion on the statements.

Road Work: President Carolyn Piro asked Mark when the road maintenance is due to begin. He stated that the contractor should be there tomorrow. She also mentioned that the area that had been corrected last year does not seem to be holding up as well as would have been expected. A discussion ensued as to what may cause these problems and drainage seems to be the biggest issue, especially around Building 19 as the parking lot at CMC drains into that area. In conclusion, Jeff Oehm asked if the HCHRA Board could work with each building Board as they move through the complex, fixing the various issues with the road and drainage. Due to the fact that the road contractor took the rock wall down on the side of Building 19's parking lot, HCHRA feels responsible to help them restore the wall and will work with their Board to make that happen. Jeff Oehm will discuss this issue with his Board at Building 19 and get back to HCHRA. It was also decided that this issue is a good agenda item to put on the agenda for the Annual Meeting. All buildings will need to work with the HCHRA regarding parking lot drainage, improvements, etc.

Annual Meeting; Agenda: President Carolyn Piro distributed copies of the announcement and agenda for the 2012 Annual Meeting. Discussion ensued on potential topics. Also, there will be four seats up for election and the incumbents will be asked whether or not they would like to run again. The membership will also be requested to submit their names if they are interested in running for a position on the Board.

Reserve Study/Policy: Dan Madigan and Jeff Oehm have not yet had an opportunity to get together to begin the reserve study process. They will be working together on this and will report back.

CMC Parking Lot: Carolyn Piro reported that the letter has been reviewed by the attorney and will be sent immediately. On a different topic, Mark then reported on the parking lot issue with Building 23 and those homeowners and guests will now be allowed to use that parking lot. There is no longer any controversy regarding that lot.

Landscaping Update: Mark reported this was discussed above, under the heading Road Repair.

Proposed Health and Fitness Area: This issue will be brought before the general membership at the Annual Meeting. All Board members were asked to submit ideas to Jeff so that he can formulate some sort of survey to the homeowners and get their input on what should happen to the area that is now being used for vending, etc. The volley ball court and horseshoe areas will be added to the survey for input.

Miscellaneous: Carolyn Piro reported that the announcement for the Annual Meeting will be mailed well within the 30 day advance notice of the meeting date.

Next Meeting: The next Board meeting has been scheduled for Saturday, May 5, 2012 at 10:00 am, lunch will be provided. The Annual Meeting will be set for Saturday, June 23, 2012.

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