

HI COUNTRY HAUS
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION
BOARD OF DIRECTORS MEETING
Wednesday, May 5, 2012 11:00 am

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

Approval of Minutes from February 29, 2012 and April 3, 2012: Carolyn Piro moved and Jeff Oehm seconded the motion to approve the minutes as written. The motion carried by unanimous vote.

Maintenance Review: Mark Johnson distributed copies of the statistics for the visits to the Recreation Center for the previous ski season as compared to the prior ski season. The visits are up a total of 6%. Mark stated that this report will also be distributed to the homeowners at the annual meeting.

Regarding maintenance for the period of April 16th to the 30th, the total expenses were very low. There were a few issues with small leaks, etc. but nothing major.

Road Work: Dan Madigan passed out the bid received for the proposal of fixing the middle of the road to the north of the bridge that has deteriorated. Greg Demmin remarked that the bid is a lot of money and some of it seems reasonable but some seems to be unclear and needs more detail. This should be done quickly but the Board members do not feel comfortable approving the bid at this point. Greg Demmin will request that a second contractor bid be solicited, very quickly.

CMC Parking Area/Stump Grinding: Dan Madigan suggested that this area be cleaned up at the same time as the above road work. Carolyn Piro requested that the stump grinding be done as quickly as possible but they need to be dug out prior to grinding, so the work should be done simultaneously.

Financial Statements: President Carolyn Piro reviewed the financial statements with the Board members. In reviewing the capital expenditures coming up for the building, roads and common areas, the current dues structure was discussed. Carolyn Piro pointed out that any increase in dues in excess of 4% would need to be approved by the delegates from each building. Much discussion ensued as to the financial status of the association and the potential for a shortfall of money to meet the budget in the coming year. Therefore, Gregg Demmin moved to approve a dues increase in the amount of 4% be implemented effective June 1, 2012. Bob Mercer seconded and the motion carried by unanimous vote.

Annual Meeting; Agenda: Discussion ensued as to what process will take place to notify the homeowners of the upcoming meeting and the survey available online to be

completed prior to the meeting. Discussion also took place regarding the items to be put on the agenda.

Owner Survey/Proposed Health & Fitness Area: Jeff Oehm is working on putting together a survey. The link to the survey will be sent in the announcement for the annual meeting.

Reserve Study/Policy: Dan Madigan distributed an outline for the reserve study work that has been done, based loosely on the information gathered in the study that had been done several years ago. Dan went on to report how he and Jeff reviewed the previous study and how to bring it forward to assist in budgeting for capital improvements. Discussion ensued regarding the process to be put in place to ensure that all board members are aware of what needs to be done year after year for all of the projects in the complex. After much discussion, Dan Madigan moved to approve contracting Association Reserves, Inc. to work with the Board in preparing the reserve study in the amount of \$1,040 per year for the next three years. Jeff Oehm seconded and the motion carried by unanimous vote.

Summer Flower Proposals: Carolyn Piro went over the bids received for the summer flowers in three separate locations around the recreation center. Neither proposal were approved at this meeting, more information is needed. There is still quite a bit of time before a decision must be made for this summer's landscaping project.

Next Meeting: The next meeting will be held at 10:00 am on Saturday, June 2, 2012 at the Hi Country Haus Recreation Center.

Adjourn: The meeting was adjourned at 1:30 pm.