

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, July 31, 2012 6:00 pm

Welcome and Call to Order: The Board of Directors members in attendance were Dan Madigan, Carolyn Piro, Bob Mercer, Greg Demmin, Julie Daehn, Don Holland, Ryan Johnson and Jeff Oehm. Grant Schwartz was absent.

Approval of Minutes from June 2, 2012 June 23, 2012 8 am meeting and the June 23, 2012 11:50 am: Jeff Oehm moved and Carolyn Piro seconded the motion to approve the minutes as written. The motion carried by unanimous vote.

Julie Daehn moved and Dan Madigan seconded the motion to assign board terms of one year to Grant Schwartz and three year terms to Dan Madigan, Don Holland and Julie Daehn.

Maintenance Review – June 1<sup>st</sup> through July 15th: Property Manager Mark Johnson reported that this time period was fairly uneventful. Landscaping and preparing for the annual meeting were the biggest ongoing items for staff. Carolyn Piro mentioned that the HCHRA was double-billed for the setting up of the playground equipment and she has mentioned it to staff for reimbursement. Discussion ensued regarding various line items on the maintenance review reports. Board members will keep an eye on expenses each month to monitor the line items.

Stone/Zwicker: The court date has been set and Carolyn Piro gave some details on the background for the new Board members. The case is set for trial in mid-December.

Pool Update: Greg Demmin gave an update on what is being discovered regarding the pool. First, Mark Johnson went over the report in the packet regarding his meeting with Advanced Pools. They mentioned that the deck would need to be replaced but that is not in their scope of work. They studied the actual pool itself, for cracks, etc. and did not find any cracks or problems. Advanced Pools felt that it is just the decks that need to be replaced.

Mark then mentioned the meeting that took place with Big Valley Construction and they also agreed that there is nothing wrong with the pool itself, meaning the bowl of the pool. They also agreed that the deck needs to be replaced and they also felt that it was a bigger job than just replacing the deck. Electrical, piping, etc. all needs to be replaced. Discussion ensued regarding the details of the various opinions received in this process. One of the big issues is that when the deck is replaced, the mechanical system needs to be overhauled completely. When the pool and mechanical system was originally constructed, it was state of the art construction but that has changed over the years, thereby necessitating a new mechanical system. All contractors have stated that a retainer fee is due upfront prior to an in-depth analysis is even done. That fee will be

posted against the final bill but Mark wanted to make sure that the Board members were aware of this situation. Greg Demmin requested that he be allowed to go to at least a couple of the contractors and request a proposal that would include references and a potential time frame of when the work could be done. This may help the Board choose the best company for the job and give them an idea of the time frame.

Much discussion ensued regarding the process and what role the pool committee plays in the process. The biggest issue at this point is to make sure the members of the pool committee are advised of the process and are invited to attend the various meetings but this initial work needs to be done immediately in order to get the pool up and running prior to the busy ski season. Greg Demmin was directed to get bids and further information from all three contractors. The Board felt it important to pay the retainer fee to at least two of these contractors to obtain the most information as possible on the design of the deck, mechanical system, etc.

Reserve Study/Policy: Jeff Oehm reported that they received a report back from the company regarding the reserve study and he and Dan Madigan will meet to review. They have been working on gathering all of the pertinent information and will keep moving forward towards putting the full study together. At this point, with the issues happening in the pool area, it is tough to do a full study until more information has been gathered regarding repairing the pool.

Road by Buildings 23 and 21: Carolyn Piro reported on the soft spot in the road and the possible costs of repair. Several bids have been received on digging out the soft spot and trying to discern what is causing the problem. A bid of \$6,250 is the most appealing, especially since it was received from the contractor that works on the roads and has always been trustworthy. Board members all felt that it was imperative to get this contractor involved and try to solve this problem. Don Holland moved and Julie Daehn seconded the motion to approve hiring Ken Evans to work on resolving this issue. Discussion ensued as to the details. The motion carried by unanimous vote.

In conjunction with the discussion on this road issue, Greg Demmin brought up the fact that the roads are in need of better drainage and possibly something to enforce the speed limit.

Winter Park Bike Path: Carolyn Piro mentioned that staff from the Town of Winter Park has contacted the Board and would like approval to extend the bike path through Hi Country Haus. Board members reviewed the map of the proposed bike path that was included in the meeting packet. The time frame is proposed as two to three years. In order for the Town to proceed with the grant process, they need to have all of the easements in place. Discussion ensued as to whether or not this is a good idea. Carolyn Piro mentioned that no decision will be made this evening and that Town Planner Jim Shockey would like to meet with the Board members at a separate meeting. It was agreed to invite Mr. Shockey to the next meeting to discuss this issue. Building Presidents will all also be invited to this meeting.

Other Business: Mark Johnson brought up the fact that there is a huge amount of water coming from the shopping center area where CMC is located and cuts across Nob Hill Drive which is Jed Dindinger's property and goes down towards Building 19. Jed Dindinger mentioned that it is a potential liability to the drain pan that HCHRA has installed. Mark was directed to do some research and see what can be done to resolve the issue.

Dan Madigan asked what the construction was near Building 3 and whether or not the road needs further work as a result of that construction. Mark was directed to discuss with the President of Building 3 and make sure that all was returned to normal.

Next Meeting: The next meeting will be held at 6:00 pm on September 11, 2012.

Adjourn: The meeting was adjourned at 8:15 pm.