

HI COUNTRY HAUS
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, September 11, 2012 6:00 pm

Welcome and Call to Order: The Board of Directors members in attendance were Dan Madigan, Carolyn Piro, Bob Mercer, Grant Schwartz, Julie Daehn, Don Holland and Jeff Oehm. Board members Greg Demmin and Ryan Johnson were absent. Others present were LaDonna Jurgensen from Building 18, Ruth Spano from Building 8, Martha Hedrick from Building 9, Becky Boardsen as President of the River Glen HOA, Mary Ann McShan as Secretary of River Glen HOA, George Pillsbury from the River Glen HOA, Sally Pillsbury from the River Glen HOA, Jeff Mees of Building 22, James Schockey from the Town of Winter Park, Chris Metcalf from Ross Shannon Law Firm and Mark Johnson as Property Manager.

Bike Path Discussion: James Shockey with the Town of Winter Park attended the meeting to give his presentation on the plans that the Town of Winter Park has in place for a possible bike path through the property. An easement will need to be obtained from the Recreation Association for Hi Country Haus. Discussion ensued as to the details of this project, timeframe, etc. Many possible alternatives were proposed as a safer and better experience to that of requesting a surface easement for this bike path along a main road through Hi Country Haus. After much discussion, it became clear that the proposed bike path brings up too many thoughts of safety issues, blind spots and hindrances to the quiet enjoyment of the homeowners' properties.

Executive Session: Carolyn Piro excused the guests in attendance for the purpose of going into Executive Session at 7:15 pm. Attorney Chris Metcalf was present for an update on the Stone/Zwicker case. Executive Session ended at 8:10 pm.

Approval of Minutes from July 31, 2012: Julie Daehn requested that the spelling of her name be corrected. Carolyn Piro moved and Jeff Oehm seconded the motion to approve the minutes as amended. The motion carried by unanimous vote.

Maintenance Review, July 15th – August 15th: Property Manager Mark Johnson went over the report. Expenses are continuously dropping as the property moves into the shoulder season. Landscaping needs are less and snow removal, etc. has not yet started.

Pool Update: Tollin Engineering gave an estimate of \$75,000 to replace the de-humidifiers. Big Valley withdrew their bid, they have too many conflicts. Colorado Pools declined to submit a proposal. In the packet, B2CE submitted a proposal of \$4,100 to provide a full mechanical system design. Carolyn Piro mentioned that an email vote was requested for approval of the Restruction proposal. From the Board, seven votes were received approving the request and two board members abstained. Several bids were requested and B2CE was the only company to submit a proposal. Discussion ensued as to the various engineers, the proposals received and the difference. Don

Holland moved and Grant Schwartz seconded to approve paying B2CE \$4,100 to put together the design for the mechanical system. The motion carried by unanimous vote.

Temporary measures to shore up the decking have been discussed as a way of getting the pool area open for the ski season, as it appears that permanent work that needs to be done ultimately won't be started until later next year. This temporary fix would cost approximately \$20,000 and would buy the Board at least 18 months to two years of time, in order to get the final repair designed and done. JVA Engineering will oversee this temporary work to be done and will pass approval on the design prior to being implemented and will work with the Board to make sure this temporary fix is done, shoring up the decking. This would not fix the dehumidifiers but it would be a good measure to take to get the pool open for the ski season. Don Holland asked Mark to get a bid from JVA and from his contractor for this temporary measure and Board members will vote via email to get moving very quickly. Discussion ensued as to the various options and timeline that are in front of the Board to repair the pool and decking. Jeff Oehm requested that an update should at least be posted on the website, all of the other board members felt that this would be a good idea.

Rec Center Staffing for Fall Season: Carolyn Piro brought up the discussion on the staffing of the Rec. Center for the Fall season. Mark recommended that closing the center would be for the best. They did review the summer season attendance figures. Discussion ensued regarding the cost of keeping the center open, etc. Board members felt that normal Fall hours should be maintained, that closing the center entirely was not warranted at this time. The center will definitely be closed during the time that any construction will be done but that will be determined at a later date.

Building 24/Berm: Mark reported that all work on the berm in front of Building 24 is now complete. He also reported that the Board will reimburse Building 24 \$100 for the use of their water through that project.

Road by Buildings 21 and 23 - Update: Mark gave an update on the status of the "sinkhole" in front of these buildings. Construction to ascertain the source of the water creating the problem will begin in the next few weeks.

Building Landscaping Review: Building 3 submitted their invoice marked "paid". \$2,870 was the total bill. Carolyn Piro moved to approve payment of \$2,000 to Building 3. Don Holland seconded and the motion carried by unanimous vote. Building 13 submitted their invoice marked "paid". Invoice was for \$5,989. Jeff Oehm moved to approve payment of \$2,000 to Building 13. Carolyn Piro seconded and the motion carried by unanimous vote.

Building 10 sent a proposal for their landscaping but it was not received prior to the published deadline. Carolyn Piro explained this to the building President. Discussion ensued as to what this means overall. All felt that dealing with these issues on a case by case basis would be the best way to proceed. Carolyn Piro moved to approve the

proposal submitted by Building 10. Jeff Oehm seconded and the motion carried by unanimous vote.

Next Meeting: The next meeting will be held at 6:00 pm on Wednesday, October 10, 2012 at the law offices of Hindman Sanchez.

Adjourn: The meeting was adjourned at 9:20 pm.