

HI COUNTRY HAUS
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION
BOARD OF DIRECTORS MEETING
Wednesday, October 10, 2012 6:00 pm

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

Maintenance Review, September 2012: Property Manager Mark Johnson went over the report. The total expenses were \$4,700 for the month. This appears to be a slight reduction from last September.

Executive Session: President Carolyn Piro requested that the meeting go into Executive Session at 6:10 pm for the purposes of discussing the Stone/Zwicker case. President Carolyn Piro resumed the regular session at 6:29 pm.

Pool Update: Mark Johnson reported that an estimate was obtained regarding the complete repair for a total amount of \$458,000. This is not the full report but Carolyn Piro has requested all of the documentation so this can be reviewed. A temporary fix in the amount of \$12,674.36 was also included in the packet. It was discussed that this temporary repair estimate and details should be approved by the engineer on the project. Don Holland moved that the bid for the temporary repair be approved, contingent upon JVA Engineering being hired as consultant and giving final approval of the project. Julie Daehn seconded the motion. Discussion ensued as to the details of how to get the coordination of the project, i.e. bids, meeting, approvals, be handled through Property Manager's office. The motion carried by unanimous vote.

Carolyn Piro brought up the current status on whether or not the Board will want to proceed with an entirely new building eventually, versus the expensive repair bid that has already been received. She will continue to forward this information to all the Board members along with members of the Pool Committee and a meeting will be called at some point in the future. Discussion ensued on the merits of pool repair versus rebuilding, etc.

Road by Buildings 21 and 23 - Update: Mark Johnson reported on the fact that an excavator came in to dig into that soft spot and found a lot of filler in the roadbed such as trees, willows and also hit a water table about 3 feet from the surface. The area was cleaned out, some mesh material was introduced and the entire area was cleaned up. This contractor mentioned that the problem with the deterioration on the roads annually is most likely due to the base material versus drainage problems. Eventually, those roads will need to be dug up and new base material laid to eliminate future issues with the roads. Nothing will be done at this point but the contractor has shed some light on the future needs of road repair.

Building Landscaping Review: Carolyn Piro reported on the current status of the landscaping programs. Building 5 submitted a bill for work done that was appropriate for the program. Building 6 submitted an invoice for work done on boulders, trees, and labor. Building 8's invoice covered approved items for the program, along with Building 11. Building 14 submitted the bill but there was no paid receipt, that invoice was requested. Carolyn Piro read the invoice received from Building 26. Dan Madigan moved that landscaping reimbursements be approved for Buildings 5, 6, 8, 11 and 26. Reimbursement for Building 14 is also approved contingent upon receiving the paid invoice. Jeff Oehm seconded and the motion carried by unanimous vote.

Carolyn then brought up discussion on Building 16. This building ran into problems with drainage issues and requested an extension to September of 2013. It was felt by the Board members that this program was put into place to beautify the property and an extension was not out of line. Jeff Oehm moved to approve the request from Building 16 to extend the completion of their work to September 30, 2013. Don Holland seconded and the motion carried by unanimous vote.

Other Business: Jeff Oehm asked whether or not anyone has heard back from the Town of Winter Park regarding the possible bike path. Discussion ensued as to the alternatives available but it seems as though the Town might not be interested in pursuing this project at this time.

Next Meeting: The next meeting will be held at 6:00 pm on Tuesday, November 13, 2012 at the law offices of Hindman Sanchez.

Adjourn: The meeting was adjourned at 7:30 pm.