

HI COUNTRY HAUS
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, November 13, 2012 6:00 pm

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

Jeff Oehm moved to approve the October 10, 2012 minutes as amended. Dan Madigan seconded and the motion carried by unanimous.

Maintenance Review, October 2012: Property Manager Mark Johnson went over the report. There was a shortened schedule for this month, there were very few items needing maintenance or repair.

Executive Session: President Carolyn Piro requested that the meeting go into Executive Session at 6:12 pm for the purposes of discussing the Stone/Zwicker case. President Carolyn Piro resumed the regular session at 6:15 pm.

Pool Update: Mark Johnson reported that the hot tubs and the pool areas will be shut down during the repair process. The laundry facilities and the meeting room will remain open.

Mark went on to discuss that the service line for the water and sanitation district is leaking, as reported by Bruce Hutchins of the Winter Park Water and Sanitation. Mark made sure to report that he'll allow this repair to be done by the district's crew but the cost will be borne by the association.

Mark went over the report contained in the packet, which also included an additional \$5,000 cost in repairs and consulting fees. The full cost of the repair will be closer to \$21,000.00. President Carolyn Piro signed the building permit and Don Holland moved to approve the additional costs not to exceed \$25,000. Ryan Johnson seconded and the motion carried by unanimous vote. Jeff Oehm requested that Carolyn send out monthly updates as to the progress of the pool repair to keep the homeowners informed. It is estimated that the pool will be open by mid-December.

Carolyn Piro went over the additional cost of the work done by the consulting engineer, Bob Barrett for his work on the mechanical engineering drawings. He had significantly under-estimated the scope of the project. A discussion ensued regarding the potential bill from JVA and Associates, which has not been presented at this point in time. The overall repair, including the engineering costs, etc. should be approximately \$35,000.00.

Architects Walk Through: Property Manager Mark Johnson mentioned that he will be meeting with an architect and walk through the property. The intention of the walk-through would be to gain more information on the scope of the project, location of utilities, soils composition, etc. Discussion ensued as to what building an entire new building would entail.

Building Landscaping Status: President Carolyn Piro presented the invoices received from Building 9. Discussion ensued as to the timing on the receipt, the services that are covered in the original proposal and the part of the project that may not be covered. After compiling the information, Carolyn Piro moved to approve reimbursement to Building 9 in the amount of \$1,031.26 pending proof of payment. Jeff Oehm seconded and the motion carried by unanimous vote.

Other Business: No motions were made but a discussion was held regarding when to have a meeting to discuss the future of the recreation center. It was mentioned that having a meeting with the delegates and the members of the pool committee in February, 2013 might be helpful to begin the conversation. The date of February 23rd was mentioned as a possibility. Carolyn Piro will send out an update and will announce this tentative meeting, to be held at Beaver Village Lodge at 3:00 pm.

Next Meeting: The next meeting will be held at 4:00 pm on Saturday, January 12, 2013 at the Recreation Center building in Winter Park.

Adjourn: The meeting was adjourned at 7:05 pm.