

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
ANNUAL HOMEOWNERS MEETING

Agenda

Saturday, June 23, 2012 9:00 am

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

Roll Call of Building Representatives: Carolyn Piro ascertained that a quorum has been met, with more than 50% of the buildings being represented. Buildings that are represented at today's meeting are: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 18, 19, 20, 21, 22, 24, 25 and 26.

Approval of Last Annual Meeting Minutes: The minutes from the meeting held on June 25, 2011 were reviewed. Building 6 made a motion to approve the minutes as written. Motion was seconded by Building 16. The motion carried by unanimous vote.

Financial Review: Carolyn Piro reviewed the financial packet with the membership. Carolyn went over several line items on the budget and specifically targeted those items that were over budget for the year. Overall, HCHRA was under budget for the year. This was a result of less snowfall and some other items. The costs of several items such as legal expense, accounting and annual reviews as according to State Statute were reviewed and discussed. The general membership requested that the Board members work with the accounting firm and review entity to make the process as smooth and economical as possible.

A homeowner asked about the Reserve Study and where it stands. Carolyn reported that the Board has contracted with an outside company to prepare the reserve study and have that entity make recommendations for the health of the association. The issue of the dues increase was brought up and homeowners mentioned that they did not receive notice. Reserve funding was the main driving force behind the increase and will be discussed further later in the agenda. Notice of this increase was sent to each building representative via email in May of 2012 and the increase took place on June 1, 2012.

Management Review: Property Manager Mark Johnson went over the spreadsheet of visitors to the Recreation Center. He wanted to make sure that the homeowners were aware that homeowners and guests alike are using the facility. He then went over some of the expense line items on the income statement for the year. Mark also went over the fire restrictions for the area, an information packet was distributed to the homeowners.

Mark then went over the landscaping plans that have been put in place on several individual buildings. He applauded the efforts of these buildings in dealing with landscaping and drainage issues and also the Board for putting the credit program in place.

He discussed the roads throughout the property and in this discussion, made sure to point out that the drainage issues under the roads are being addressed prior to any decisions being made on the possible paving of the roads. He wanted to make it perfectly clear that this winter was not the year to try to evaluate what works and what doesn't work for the roads.

The soft spot in the road leading to Building 21 needs to be addressed at this point. There does not seem to be an easy nor inexpensive answer to finding out how to fix this issue but it needs to be addressed. Other than this issue, the remainder of the road work needs has become less critical than the work needed to be done on the Recreation Center.

The possibility of adding pet disposal bags was brought up for discussion. The Board did have previous discussion on this issue but to date, have not installed these posts. Discussion ensued regarding this issue and the Board will come up with a solution.

New Business: Jeff Oehm brought up the discussion of what is happening with the pool being closed for repair. JVA, a local engineering company, was contracted to assess the problem. It was identified that it was a safety issue and in the review, more problems were discovered. In this light, more discussion was had regarding what may have to be done to fix these issues. The entire prospect of whether or not to repair these issues or even replace the entire pool room was brought up for discussion. The cost to repair what is currently wrong with the building may be too much to spend on a 30 year old building.

Much research needs to be done and the Board is very interested in any assistance from the homeowners on the process. Jeff Oehm requested that anyone interested in being on a committee to help focus and address these issues contact him. Carolyn Piro asked the homeowners present whether or not anyone be amenable to a temporary fix on the pool. Twelve homeowners raised their hands in agreement with a temporary fix. The remaining homeowners agreed that the pool should remain closed until more information is obtained.

Question and Answer Session: A question was raised about replacing water and sewer access to their buildings.

HOA Board Member Elections: Carolyn Piro stated that there are currently four Board positions available. Julie Daehn from Building 14 volunteered to run for a position on the Board. Incumbent Grant Schwartz from Building 20 also volunteered to run for a position. Ryan Johnson from Building 24 volunteered to run for a position. Don Holland from Building 20 volunteered to run for a position on the Board. Jeff Oehm moved and Art Ferrari seconded the motion to approve these four homeowners for a position on the Board.

Adjourn: The meeting was adjourned at 11:50 am.