

HI COUNTRY HAUS  
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION  
ANNUAL HOMEOWNERS MEETING

Agenda

Saturday, June 22, 2013 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, Don Holland, Greg Demmin, Julie Daehn, and Jeff Oehm. Grant Schwartz and Ryan Johnson were absent. Property Manager Mark Johnson and Minutes Recorder Janene Johnson were also present.

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, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, and 26.

Approval of Last Annual Meeting Minutes: The minutes from the meeting held on June 23, 2012 and the meetings of the Delegates on February 23, 13 were reviewed. Jeff Meese with Building 22 made a motion to approve the minutes as written. Motion was seconded by Jeff Oehm with Building 19. The motion carried by unanimous vote.

Lawsuit Update: Brianna Schaeffer from Hindman Sanchez gave an update on the lawsuit that was wrapped up as of Thursday, June 20, 2013. The final decision was in the favor of the Recreation Association on all counts. Final settlement will approximate \$130,000 which includes the back due assessments plus legal fees. Discussion ensued regarding various facts and decisions on the lawsuit. A draft amendment to each building's bylaws will be presented as a result of this lawsuit. The purpose of the amendment will be to clarify each building's documents so that this issue will never be brought to the level of the lawsuit that just occurred.

Recreation Center: Carolyn Piro discussed the fact that results of a survey of the membership regarding the future of the Recreation Center. There were three options available in this survey. It seems that option 1 should be eliminated as there was very little support for tearing the building down entirely and replacing it with grass. Options 2 and 3, rebuild or repair, need much more information and detail as to potential cost, time frame, scope of work, etc. Ashley Schumar from Building 16 moved to eliminate Option 1 from the list of possibilities. Martha Hedrick from Building 9 seconded the motion. A roll call vote was obtained. The motion carried by majority vote, with all buildings voting in favor of eliminating option 1 except for Building 18 and 26, which voted against eliminating option 1. After much discussion on the future of the building, Greg Demmin from Building 12 moved to hire a project manager to oversee the entire project, from obtaining bids and design to completion of the project. Greg Litten from Building 13 seconded the motion. The motion carried by unanimous vote.

Management Review: Property Manager Mark Johnson reported on two on-going projects; the roads and the pool. First, he reported on the construction that had taken place on the pool over the winter. Discussion ensued regarding the scope of the work that has been done at the pool.

Mark Johnson then reported on the status of the roads throughout the complex. This is a very challenging situation, given the amount of traffic, commercial and otherwise, that uses the roads. He pointed out several of the individual problem areas and what processes were undertaken to resolve the issues. Discussion ensued from the membership in attendance regarding the condition of the roads through the property.

Financials: Carolyn Piro then turned to a discussion on the financial statements. Due to the pool being closed a good portion of the ski season, the expenses were very low as compared to budgeted expenses. Therefore, additional contributions to the capital reserve fund were made. Carolyn also went over several line items and fielded questions from the membership in attendance regarding the financial statements. In the discussion of the improvements in the budget, the changes to equipment for ADA compliance, such as the lift in the pool, accessibility to the picnic area and upgrades to the playground equipment were all discussed.

New Business, Questions and Answers: Dan Madigan presented a thank-you to outgoing President Carolyn Piro, a gift certificate and a thank you card are insufficient to express how much her time and effort has been appreciated.

A homeowner in Building 3 brought up the subject that the retaining wall, which actually belongs to Rendezvous and is located between Building 3 and the Recreation Center, is in need of repair. She gave some details as to what is happening and that it is being presented, from Building 3's attorney to Rendezvous, and wanted for everyone at this meeting to be aware of this situation. The water shed from that development is affecting the entire complex. Discussion ensued as to the impact of that development and what entities, such as the Town of Winter Park and the Town of Fraser, are working on monitoring these issues.

A homeowner asked why financials, etc. are available to the public on the website. The reality is that it just makes it easier, given the HOA state statutes that make it mandatory to release this information to the public, to publish it in this way versus responding to individual requests.

The Board mentioned that if there are dead trees on the property of an individual building, it is the responsibility of the building to remove that tree. Conversely, if the dead tree is on the property belonging to HCHRA, then HCHRA will remove the tree.

A discussion was had on parking policies, lack of parking, parking for long term, like RV's or boats. Specifically, homeowners wanted to know if there is a policy in place for the parking in the common areas, to which Carolyn answered that there is no current

policy. She asked the homeowners present if a policy is necessary, for those common areas. The Board members will take on the responsibility of putting a policy in place, which would be more geared to establishing time limits versus targeting certain types of vehicles.

A homeowner brought up the situation where refinancing and financing has been difficult because lenders tag the complex as “condo-tel”. She requested that any documentation that mentions condo-tel be reviewed and changed. The Board members feel that the documents for HCHRA do not include any language of this sort and that the individual buildings’ documents need to be reviewed and revised. More detailed information would be warranted to see where this glitch is presenting itself.

The idea of making the Recreation Center accessible via key card versus having a staff person manning the center was brought up for discussion. Discussion ensued regarding the feasibility of installing a more automated system.

HOA Board Member Elections: Carolyn Piro reported that there are three Board positions open this year. Carolyn Piro, Bob Mercer and Grant Schwartz have terms that are expiring. Bob Mercer will be renewing his seat, if the vote is approved. Carolyn Piro is definitely leaving the Board, Grant Schwartz will stay in his position if he needs to stay. Carolyn Piro nominated Bob Mercer as a Board member. Jeff Wille from Building 23 seconded the nomination and the nomination passed unanimously. Art Ferrari from Building 4 nominated Grant Schwartz as a Board member. Martha Hedrick from Building 9 seconded. There was much discussion and the motion was withdrawn. The Board can function with only 7 members, but this year they had 9 members. Ruth Spano nominated Tim Shangraw for a position, Martha Hedrick seconded and the nomination carried by unanimous vote. Jeff Oehm nominated Ruth Spano for a position, Art Ferrari seconded and the nomination carried by unanimous vote.

Adjourn: The meeting was adjourned at 12:15 pm.