

**Hi Country Haus Community IRA Annual Homeowner's Meeting**  
**Saturday June 20, 2015 at 8:30 pm**  
**At Beaver Village Lodge**

Welcome and Call to Order: Bob Mercer, Board President, introduced the Board of Directors and welcomed the membership to the meeting. The remaining Board of Directors in attendance are Art Ferrari, Julie Daehn, Ruth Spano, Don Holland, Martha Hedrick, Tim Shangraw, and Rex Holland. Property Manager Mark Johnson and Minutes Recorder Anna Pennell were also present.

Roll Call: Bob Mercer ascertained that a quorum has been met, with more than 50% of the buildings being represented. Buildings that are represented at today's meeting, either in person or by proxy are: 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 24, and 26.

Approval June 21, 2014 Annual Meeting Minutes: The minutes from the meeting held on June 21, 2014 were reviewed. Dara Hammond of Building 10 delegate moved to approve the minutes with the line beginning Jim Mann on page 4 being stricken. Scott Siao of Building 3 seconded the motion. The motion carried by unanimous vote.

Website Information: Julie Daehn reviewed the hicountryhaus.com website. The Board keeps it up to date for the communications to the community. Currently, the recreation building is closed, but it is a good place to find information. All of the Buildings' delegates and management companies are listed in a tab. If a building's information is not up to date, send an email to Julie Daehn or Bob Mercer to update it. There is, also, a tab for the progress on the construction at the recreation center and all communications to the owners. For all owners who want to attend the board meetings, the last board meeting minutes, which are posted on the website, show the location and time of the upcoming Board meetings. The owners may also request a conference call number or Skype information. Rex Holland will be sending out a monthly newsletter for the building delegates and those will, also, be posted to the website. The building delegate will then be able to forward them on to the rest of their building if they choose. Martha Hendrick wanted to remind the owners to take responsibility for regularly checking the website for updates.

Financial Review:

Julie Daehn went over the Balance sheet and Income Statement, which will be posted on the website for the owners to review. One thing to note is the fiscal year has been moved to May 1<sup>st</sup> through April 30<sup>th</sup>, which makes the 2014-2015 fiscal year 11 months instead of 12. The 2015-2016 fiscal year will be back to 12 months, which is reflected in the budget. No discussion took place on the past fiscal year. Julie Daehn the presented the proposed budget for the 2015-2016 fiscal year.

Marianne Madigan, building 11, asked why the Board is still budgeting for staffing the recreation center if it is going to be shut down as well as having a key card entry. The Board and management company has decided that during peak hours with holidays and weekends staffing is still needed to monitor the building and to keep complaints down. Brenda Kirsch of building 8, who works in the recreation center during those times, supported the Board's statements.

Audrey Siao of Building 3 owner asked if the recreation center's maintenance items are prorated for the closure. Julie stated the budget was created conservatively in case the pool isn't closed as long as expected.

Linda of Building 4 asked if the extra loan will affect the buildings and their owners. Currently the loan has not been taken out yet. It is currently budgeted for \$55,000 in payments in the current dues structure to prevent any dues increase this upcoming fiscal year. However until the costs of the new building are known, the Board will not know the next years' needs.

Nicki Bomgard of Building 23 asked if the reserve accounts are stable. At the end of this year, there will be \$50,000 in recreation center and \$270,000 for the PUD. Julie explained that the plan is to start populating with the new reverse study for the life of the new center after the construction is done. Currently, the recreation center fund is going to furnishing and part of the construction, which will bring the fund down. The new building, in theory, should not need much for a reserve fund, so the fund will be re-populated going forward. There are strict components on the designation of the funds on whether they go to the PUD or the recreation center. This protects depleting one fund to help the other.

Juno Tyson of Building 22 moved to approve the financial statements and the 2015-2015 Budget as presented. Dara Hammond of Building 10 seconded the motion and it carried by a unanimous vote.

Trail between Rendezvous and Hi Country Haus: Art Ferrari presented a proposal to team with Rendezvous to create a trail system at the north end of the property. Rendezvous has begun development on a 52 single family unit project that will be at the north end of Hi Country Drive. Rendezvous approached the Board in maintaining the trail access around the Fraser River. There is a large interest in maintaining the trails, so the Board has been discussing keeping this trail option.

Dan Madigan of Building 11 mentioned that discussion has taken place historically on indemnifying the Town of Winter Park on any liability. He suggested to talk to our insurance to see how much it will cost to insure the trail. Since it is still in discussions, Art will be doing the research on what is needed including liability, any maintenance items, and signage. Don Holland wanted to remind the owners that Winter Park was making sure they were not liable not that more insurance was needed.

Herb Giefer of Building 20 asked if it would make more sense to make the newer west trail the connector instead of using the east trail on Hi Country Drive. Art responded that a number of people still use the east side and this would just continue it being an option. Since there is no barrier between our road and their property, people may continue to walk if there is a trail or not, which might create more of an expense. Also, Rendezvous could still do that improvement to the trail along the river without our permission and add a bridge over to the other side. HCHRA will not be publically advertising this trail.

Ed McAieer of Building 24 stated there is currently no signage to advertise it but asked if there will be private property signs to deter people from parking in the buildings' respective parking lots. The Board will discuss adding more signage for private property and view the increase of violators to see how far the policy needs to go. Scott Siao of Building 3 stated the rendezvous build out will have less potential for vehicle access due to the roads being private.

Juno Tyson of Building 22 asked for the timing of the project. They are starting their project in the next couple of months and it has been approved by the Town of Fraser. The foundations are happening this month.

Tim Shangraw stated the reason the Board is bringing this up to the community is because it could be a benefit. At the end of the day, the benefits might outweigh the liability or the increased traffic. There will be no vote, they are just letting people know what is being considered. The Board will do the research on what liabilities there are as well as the benefits and take the owners opinion in to consideration but it will not be a delegate vote. The members present are generally proponents of going forward with this project after doing a straw poll.

Art Ferrari, also, made an observation on the flooding of the river with the sand bags. Building 12 built up a ridge and brought in dirt for a berm instead of emergency work. This seems to be working well and is just something for the buildings to think about.

Grand County Water and Sanitation: Art Ferrari serves on the Board at Grand County Water and Sanitation. He presented on the work that is being done on the ponds between Fraser and Winter Park. They are doubling the capacity of the pond by digging it deeper as well as adding a bentonite clay liner around the pond to reduce seepage. It is being used as augmentation water to refill the Fraser River, which could add one cubic foot per second to the river to save the fish and the river. It will not be stocked but another pond by Devil's Thumb is in discussions of becoming public access.

Playground Committee: Bob Mercer presented about the playground. The PUD is not budgeting to spend money on a new playground. Bob proposed creating a committee to bring the playground to ADA compliance as well as make upgrades without spending too much money. This can be done by the owners with professional guidance. His email is on the website and would like any owner to email if interested as well as a signup sheet at this meeting. Juno Tyson of Building 22 has been sending around emails for interested owners already and will forward on to the Board. Dan Madigan of Building 11 mentioned that GiGi Dominguez has been working with ADA compliance with the Ski Resort and would be a good resource. Sylvia Frances of Building 6 mentioned there are grants available from the city to make it ADA compliant the committee may want to look in to.

Roads Report: The Board has decided to keep the roads as is until the construction on the recreation center is finished. The grating has been working, and the roads have been getting better with the current road maintenance being done with refilling the pot holes. At this point, financially, the roads are doing better with just water to keep dust down. The Board has put out three speedbumps: one by the Conoco entrance, one by building 11, and one on the north side of the recreation center. The Board is trying to slow down traffic without spending the money to pave it.

Steve Ray of Building 23 stated he approves the bump but wants to know why the speed bump around the curve by the recreation center was moved to the north side. He is requesting it being put back. The Board will review the finances and take it under advertisement.

Marianne Madigan of Building 11 asked how much they cost to put in. Mark Johnson, Property Manager, responded that it is roughly \$1,000 per speed bump not including labor. However, the cost of moving them when the road is being graded needs to be taken in to consideration as well.

Cindy Rae of Building 23 acknowledged that the PUD fund is big and asked if more could be allocated to speed bumps. The majority of the owners present agree to add speed pumps with one or two more. The Board will review the costs and the owners can send any suggestions through email on where they need to go.

Rec Center Report: Ruth Spano presented on the progress of the construction. The fence is up and the project manager has obtained a demolition permit. The project itself will take 8 months. Ruth went through the prior surveys from the owners stating these were used to do value engineering for the project. The top 3 priorities were hot tubs, a pool, and laundry facilities, so those items were moved to the top of the list. The Board is working hard to go toward the vision but not over spending.

Linda Guist of Building 4 noticed that the pool was not re-fixable and was the reason this project was started, so now why is it being retained? Tim Shangraw addressed the question. The major components to the pool are the decking, foundation, mechanics, and the shell. The pool deck is where the life is over not the pool shell. The wood structure needs to be replaced under the pool as well as the decking and the filtration system. The walls of the building need to be taken down. However, the structural component of the pool shell and foundation is good and integrity, which was signed off on by the engineer. Ed McAieer of Building 24 asked what the life expectancy is of the shell and the foundation. Tim said the engineer certified them with the life of the new building, which is 35-40 years.

Annie Good of Building 3 asked what else is being eliminated. Ruth Spano addressed the question. It has been decided to plumb for a kitchen in the infrastructure but not add it in to save on costs but have the option down the road. The fire pit would be great but, because we don't staff it around the clock, it was too much of a liability and costly. However, the gas line will be in it to revisit. If there is not pit, it will be a grassy area. The fitness center was not high on the list but it is still in the plan. The Board will keep it in view with the costs. Currently, the floor plan will definitely have the room but, if the costs are too high, it will be used as storage and equipment can be brought in later. Laundry will be card access 24 hours a day with the rest of the building will be locked down. There will be a game room and TV room, but the specific contents have not been decided. There will be a fireplace in the building.

Marianne Madigan of Building 11 asked how many washers and dryers will there be and are we buying them to increase profits. Ruth said there will be 5 stackable units. Don Holland and Ruth Spano said in the ideal world, they will be owned by the HOA. However even if they are leased, the HOA will have control over them.

Corey Sadkins of Building 23 asked about the original survey about the community's tolerance on the budget and what were the results. Ruth gave the results saying 87% of the owners said they were willing to spend no more than 1.5 million. However, the owners stated they very much want this building and need to do almost a full replacement. With cost overruns and delays, the only other option was going back to the beginning with scraping the building or doing temporary fixes.

Discussion took place on the budget and overall timeline of the project with an emphasis on what steps the Board is taking going forward to ensure a successful project. Tim Shangraw discussed the Board's stance. All of our contracts are GMPs and have built in contingencies. There will be weekly meetings with videos to show the progress. The Board will be keeping this up on the website to the best of their ability. We are in the final phase of contract negotiations

and hope to have it finalized by first week of July. Costs are negotiated and are now working on schedule. As Julie explained in the budget, we have been saving a lot of money in our operating costs, which is building more funds to cover these contingencies. There is a project manager and GC to control the project that reports to the Board. The Board is reasonably confident that more money will not be needed from the owners.

Bill Roushey of Building 26 asked where the project sits on finalizing the schedule and moving forward. Tim Shangraw stated the schedule. There is a demolition permit from the Town of Winter Park with anticipated completion of the demolition by July 20<sup>th</sup>. The two phases on construction are the aquatic area and the dry area with both working side by side through the fall. The goal is to bring the aquatic center online by Christmas with a partial opening with certificate of occupancy. The overall building won't be open until at least February. The Board is pushing but no guarantee.

Currently, there is a security fence and the Board is asking please do not trespass. Let the project manager know of any unsafe practices.

Marianne Madigan of Building 11 inquired if the parking spaces are changing. Ruth showed the building design and it showed they will be the same. The Board may work on widening the road but it has not been decided.

Kristin Sadkins of Building 23 asked if the sidewalk will grade in to the building and be ADA compliant. Tim said the ramp on to the pavilion is an emergency exit with ADA access as well as the front entrance being graded. The pool lift is part of the budget and plans for ADA compliance as well.

Management Report: Mark Johnson presented the management items. Currently, we are in a high water report. What is unique this year is that the Denver water board will not be taking water from Grand County at this time. Their reservoirs are full. This means the high river could be going on for another month. At the end of July, BVM will remove the sandbags. Please be careful. There has been very little maintenance for the HCHCIRA to discuss. BVM has been working with the Board during this construction process and stated they have been handling the situation very well. It is clear they have the owners' best interest in mind.

#### General Questions:

Marianne Madigan of Building 11 asked if the planters in the signs are going to be planted. Don Holland said one is planted and the others are in the plans of being planted.

Joe Francis asked if the curve and hill are going to be squared off with a stop sign. Don Holland says plan was going to happen this year but it is on hold until after the construction is finished. The Board is still working on it.

Board Member Elections: Bob Mercer presented the Board. Don Holland and Julie Daehn are running for three years. Herb Giefer of Building 20 moved to extend both of their terms another three years. Corey Sadkins of Building 23 seconded the motion and it carried by a unanimous vote. Dara Hammond of Building 10 moved for Susan Roushey of Building 26 to be on the Board. Greg Litten of Building 13 seconded the motion and it carried by a unanimous vote.

Set 2016 Annual Meeting Date and Time: BOD meeting is July 18<sup>th</sup> at 1:00 pm. Next annual meeting will be scheduled on a later date.

Adjourn: Herb Giefer of Building 20 moved to adjourn the meeting at 11:51 pm. Corey Sadkins of Building 23 seconded the motion and it carried by a unanimous vote.

DRAFT