

# Hi Country Haus Recreation Association Board Meeting

July 23, 2016 @ 4pm

## Board Members in Attendance:

Rex Holland, Ruth Spano, Susan Roushey, Alice Lecinski, Julie Daehn, Art Ferrari, Bob Mercer

## Board of Directors Positions:

- Rex was nominated and elected as president. Ruth nominated, Bob second, approved.
- Susan was nominated and elected as Treasurer. Rex nominated, Bob second, approved.
- Rex nominated Bob for VP, Susan 2<sup>nd</sup>, approved.
- Rex nominated Alice for Secretary Ruth second, approved.

## Email votes reviewed and read into minutes:

- Purchasing a Volleyball, a net and horseshoes- Yes – Art, Susan, Ruth, Rexene, Don, Bob
- Each building filling and setting their own sandbags with Beavers removing them after the flooding. - Yes – Ruth, Tim, Don, Martha, Susan, Rex, Bob
- Opening the Recreation Center at 6 am - Yes – Don, Ruth, Rex, Art, Martha, Tim, Bob
- Keeping the Volleyball and horseshoes available in the Recreation Center - Yes – Susan, Art, Martha, Ruth, Jeff, Bob, Rex
- Extending the playground 10 feet toward the pavilion to accommodate swings - Yes – Susan, Art, Bob, Alice, Martha, Rex
- Monitoring traffic usage through HCH using Jeff's plan - Yes – Susan, Alice, Bob, Jeff, Rex
- Providing letter to Sitzmark South developer Mr. Vogel regarding drainage easement authorization - Yes – Bob, Susan, Rex, Art, Alice, Jeff
- Installing dog bag stations by Building 14 and the Recreation Center - Yes – Susan, Martha, Art, Bob, Rex, Jeff

Julie to reconcile term expirations

Ruth 3; Alice 3; Julie 2; Rex 1; Art 1; Bob 3; Jeff 2, Jeff 2

## Rec Center update

- Proximity card reader is planned for the fall. Ruth to follow up with quote for Board approval.
- Will add electronic access to deck. Looking at adding to children center as well.
- Deck railing expansion for height is being reviewed with Ed. Ruth to provide quote for Board approval.
- Another door in men's locker room is under consideration to resolve line of sight issues.
- Door between laundry and children center needs to be changed to a fire code door.
- Hooks are up in laundry.
- Ruth meeting with town of WP to discuss bus stop configuration.
- ADA parking will remain 4, working to move bus stop which will add 2 more.
- No cert of occupancy yet due to laundry door being non-fire code door. Addressing with Ed.
- Boiler in pool base area is under review to be classified as a heater. 30 days to clear up.
- Bike rack to go in this week.
- Floaty toy box is coming back to pool area.
- New set of 4 horseshoes needed and will be purchased.

Warranty log punch list:

- Rip out and re-tile both locker rooms for drain adjustments.
- Re-chiseled flooring in pool will be done.
- Leak in Jacuzzi resolved.
- Women's shower heads need fixed and repointed.

Staffing was discussed. Beaver staffs Friday evening (5-10pm), Saturday from 1-10pm. Then will staff in prime times and holidays. Post-10pm Beavers clears the building.

Reviewed finances for Rec Center and budgeting for year.

Motion by Rex, Bob second to approve \$1000 expenses for recreation center supplies. Approved.

**CMC property review:**

Hired appraiser to get numbers. Robert Blay of CMC is not interested in doing anything till fall. Ruth is coordinating.

**Playground review:**

Made in the Shade bid was \$48k. Summit Recreation who has done Hideaway Park bid is \$34k.

Discussion about location near pavilion and equipment that will be in playground. Also discussed increasing footprint and merging pavilion and playground. Continued discussion to include sales tax and wood chips in quote. Beavers doing dirt groundwork.

Ruth moved to budget \$40k for playground, Bob second. Approved.

Beavers to do dirt groundwork

**Other Business review:**

Work on South roads by town is tentative to Spring 2017.

Volleyball court maintenance was discussed. Bridget to review standard volleyball net sizing to determine if we move posts. Decided to review dig and replace with new sand, Bridget to get quote.

Reviewed pavilion usage and raising rates. Discussed charging per event size. Settled on revisiting changing rates after playground is done.

Sitzmark south review. No as-built plans yet. Art is HCHCIRA contact on this. HCHCIRA is working with developer to work together on drainage. There is a verbal agreement to that affect. There is a legal easement for drainage that is across HCHCIRA property.

Rz drainage pan by building 6 was reviewed. Rz sub-contractor is set to fix the 2<sup>nd</sup> half of the drainage pan and is in the works. Art is working with Rz. Building 26 is also in communication with Rz on this. Rz has a maintenance easement to maintain the drain

Building 23 concerns about the road in front of the rec center. Jeff is going to setup traffic monitoring as the start of the road study. Discussion regarding analysis and survey for full community paving. Board reviewed previous bid for small section of paving between rec center and north bridge. Rex will talk to last bid contractor about getting full community no-cost bid.

Ruth brought up that the road around Buildings 7-8-9 did not get graded. Bridget to work with Mark on getting that section graded.

**Finance update:**

Susan reviewed current status of process and a few invoices that have trickled in. ACH is flowing for loan payments on construction homeowner accounts. Construction loan payments have started. Various outstanding or pending bills reviewed. Rex signed the taxes and they are completed.

Financials were updated for depreciation. Documents are up on dropbox. Rec is under budget on construction, and we may choose to do an additional loan payment.

**Reserve Analysis:**

Rex reviewed the current reserve rules. HOA rules based on funding reserves have ramifications on assessments. Ruth suggested having new reserve study completed in early 2017 before warranty runs out on construction. Will review with Jeff on who handled last reserves study and board will move forward on next study.

**John Parkinson Proposal:**

John originally offered \$25,000 for Nob Hill Drive. Then he obtained an appraisal which indicated the road was worth approximately \$37,000. John then decided not to purchase the entire road and withdrew his offer.

John would now like to buy a portion of Nob Hill Drive for building of his 2<sup>nd</sup> lot. Discussion amongst board around the logistics of why it would want to retain the ownership. Currently board has a \$37k appraisal for the road, and a counter of \$25k from John was proposed and then withdrawn. Selling a portion of the road did not make sense to the board. Continued discussion of selling entire road. Rex will let John know the partial sale is not an option.

**Plaque for Rec Center:**

Discussion of a proposed plaque by Joe Francis. Rex will review options for verbage.

**Proxies for Meetings:**

Discussion of whether board members can proxy. For board meetings, directors can proxy their vote with a yes/no for a specific item. But cannot proxy their vote to another person.

**Open Discussion:**

Town of Winter Park has sent out a referendum on allowing a marijuana shop at a proposed location outside the town borders, but within the county and adjacent to the town. WP is opposing the application. There is a county meeting on the issue, notices went out from county to owners. As a board, the decision was to allow owners to represent themselves, and the board will not take an official position. Rex will respond to an owner question on the subject.

Ruth brought up that homeowners in Building 8 would like their dumpster repaired. Discussion affirmed that dumpster repairs and painting are part of PUD.

Art brought up that Building 15 would like their dumpster moved. Board position is that the building would have to pay to relocate the dumpster on their property.

**Next Meeting:**

August 27<sup>th</sup> in Winter Park at Rec Building at 3pm.

**Adjournment:**

Being no further business, the meeting was adjourned at 6:30pm.