

Hi Country Haus Recreation Association Board Meeting

August 27, 2016 @ 3pm

Attendance:

Board Members: Rex Holland, Ruth Spano, Susan Roushey, Bob Mercer, Julie Daehn, Jeff Oehm

Mgmt Co: Mark Johnson and Brigid.

Board term expirations:

Expiring 2019 – Ruth, bob, Alice

Expiring 2018 – Susan, Jeff, Julie

Expiring 2017 – Rex, Art, Martha

July minutes were reviewed and approved.

General Business Review

- Pavilion and playground prep work has progressed. Multiple buried cement pads were removed in the process. Final cost coming in at \$2,000. (Original estimate was \$1500 to remove cement and \$500 to remove the dirt.)
- Summit Recreation has started prep work on playground
 - Motion to pay \$2500 for grading and clearing – Bob moved, Jeff second, approved
- Security updated – a couple of incidents resulted in security footage catching images, but not visible enough to identify. Security company advising we install a hi res camera, single camera.
 - Additional security options will be reviewed by Mark and Scott
- Parking issues discussed. All spots are labeled ADA. Will look at county requirements and moving ADA to front of building. Ruth to review.
- Dept Labor inspection identified a boiler was out of conformance. Valves have been changed to come into compliance as an open system (not a boiler). \$450 cost of state inspection.
- Roads discussion regarding intersection to north bridge. Tim Gagnar reviewed and estimated \$45,000 excavation + \$45,000 paving. Accord Paving also is bidding for entire community for future discussion.
- Dumpster repair and repaint reviewed. 4 are done repainted already. Estimated at \$1500-1700 for all 13 dumpsters.
- Volleyball court will be reviewed next spring.
- Pavillion picnic tables need attention. One will be discarded, rest will be be restained before next annual meeting in spring.
- Playground update - Prep work is done. Installation is Oct 9-15. Board will review in spring improved access to playground and landscaping.
- Laundry room fire door has arrived and awaiting install so Certificate of Occupancy can be finished.
- Rz drain pan hasn't been repaired yet, Art to follow up.
- Sitzmark work is under way. They have sent HCHCIRA an agreement on work and drainage on south road easement.
- Traffic monitoring update from Jeff who has contacted 2 different traffic count companies for review. Company recommendation is to count in fall or spring after snow. During winter requires much more expensive infrared counter. We need to get a traffic count before traffic patterns change.
- Card reader update – proximity card switch would run around \$8k. Ruth to review with other areas that have similar install. 5 doors, laundry 24x7, all other doors 6am-7pm. Looking to do in fall. Ruth and Jeff to review systems.
 - May do waivers and rules with new cards.
- Deck railing update – still need follow up with Ed
- Existing laundry door will be frosted and put in Mens' locker room for privacy
- Warranty starts when certificate of occupancy is issued. All work needs to be done through warranty repair so that warranty is not void.

- CMC property review has been moving forward with discussions. Conversations with CMC will start up after labor day holiday

Finance update:

- End of quarter prep work is wrapping up. Possibly have quarterly numbers at next meeting.
- As construction costs wrap up, we'll be \$25-37k available depending on card reader
- Also looking at paying down the rec center loan out of prior Rec Center reserves.

Other Business:

- Rec Center plaque was reviewed. Sample was reviewed and discussed. Rex to provide to Joe for recommendation.
- Rz construction fence at north end of area has been noted. Assoc. monthly letter to owners will note that we should respect the construction area.
- Reserve study discussion around needing new study for new building. Jeff will work on bids for both entities – Rec and PUD. Will look at fixed report vs subscription.

Next Meeting:

Oct 8th in Winter Park at Rec Building at 4pm.

Adjournment:

Being no further business, the meeting was adjourned at 5:50pm.