

Hi Country Haus Recreation Association Board Meeting

October 8, 2016

Attendance:

Meeting was called to order at 4:10.

Attending: Rexene Holland, Bob Mercer, Art Ferrari, Ruth Spano, Susan Roushey, Alice Lecinski, Jeff Oehm, Mark Johnson, and Vern.

Minutes from last meeting, August 27, 2016, were presented. Susan identified minor changes that needed to be incorporated. Minutes were approved with Susan's changes.

Rexene will make changes in the meeting minutes and Alice will post to web site.

It was noted that Alice and Bob are not getting e mails under the Board e mail. This needs to be corrected.

General Business:

1. Recreation Center Update from Ruth.

New Card Readers: Bids are being obtained for card readers. One bid has been obtained and another will be requested. Ruth is working with Jeff on this.

Fence: Ruth is waiting on information from Ed Lucero.

Punch list items: The Recreation Center received the certificate of occupancy from the Town. Punch list items are complete. We are now in the warranty period. Ruth is submitting warranty requests and including pictures.

2. Fitness machine update from Rex. Fitness machine's fraying cables were repaired by Bill Holland who put a rubber gasket in the aperture where the cables were rubbing. Matias is ok with repair and stated it would not void the warranty. It should be noted that the manufacturer has stated they will ship no more cables for the machine under the warranty. The rowing machine's cable was coming off the pulley and fraying. Bill will put a 'keeper' by the pulley to insure the cable does not get off track. Matias has approved the plan. New cables were installed correctly. Mark was asked to fine the spare pulleys for the fitness machine. One of them may help solve the contact with the metal holes on the upper cable.

3. Security camera update from Mark: Mark has been working with Scott to review the best placement of the security camera on the deck. It would focus on the outdoor hot tub and he recommends adding a motion activated light that would be on a timer and turned on after the Recreation Center is closed at night. He believes this would be a good deterrent. A larger DVR is needed to handle the equipment. Cost of the camera and light would be approximately \$2500. There is a potential we can trade equipment with Snowblaze to save money. Mark will report back with details.

Motion was made by Jeff to approve the purchase of the camera, light and DVR. Alice seconded, motion was unanimously approved.

4. Volleyball Court update from Mark: Court needs to be cleaned up and new sand put in. It was agreed that edging was not required. Mark is to provide a quote to do this work.

5. Repair of dumpsters update by Vern: Mark estimated \$1700 to repair and paint all thirteen dumpsters. Bob reported that some of the roofs are leaking. This would be an additional expense. Mark and Vern were requested to provide a quote to repair the roofs. Rex will remind everyone in the newsletter that dumping trash outside the dumpsters increases the HCHCIRA costs.

6. Paving update by Mark: Mark is still in the process of getting a quote for the whole community. This was requested by the delegates in the annual meeting. A quote is available for the North Bridge to the Recreation Center for approximately \$90,000. Because the road was built on wetlands, the road would need to be dug up, and reinforced to prevent future potholes.

7. Mark advised that Ken Evans is available to grade the roads this fall for \$2500 in preparation for winter. A motion was made to approve this expenditure; it was seconded and passed unanimously. The road by building 7 has a low spot and collects water. Ken Evans will be requested to fill this hole with Class C aggregate.

8. Pavilion sign update by Mark: Mark has suggested that we post a sign on the pavilion stating that it is available for rent with Beaver's phone number. The Board is considering increasing the rental rates next year after the playground is in, the volleyball court is re-furnished and the tables are cleaned up. This may generate more business and more income.

9. Snow plow update: Mark will meet with Mountain Madness, do a walk around and discuss where snow can be stored this year. We had some issues last year with snow storage. Mark is aware of the issues and will coordinate with MM. Building 26 put signs up indicating where snow can be piled. Rexene asked Mark to put additional signs at that location to keep the snow plow driver from plowing snow over the willows and into the river. Building 19 also needs signs so the snow plow drivers do not go over the landscaping. Mark and Vern will put up additional signs.

10. Play ground update by Bob: Bob reported a delay in the installation of the playground to the first part of November. Concrete piers should not be affected by cold weather. Additionally Bob advised that the company has done cold weather installs in many locations, and with that experience, they know what they are doing. Playground is warranted.

11. Bridge repair update by Mark: Bridge was damaged by a gentleman the previous week at around 2am. The police report is not available yet, but should be ready on October 10th. We understand that he was not driving his car; he had no license, and no insurance. Rexene has asked Mark to get the license plate number of the car so we can track the owner. Our insurance company has been contacted. The utilities that run beside/under the bridge have been inspected by the utility companies and no problems were identified.

There are two options:

- a. Repair the bridge to its previous condition.
- b. Bring the bridge up to code as identified by the JVA structural engineer. Bringing the bridge up to code would involve steel rails that could help prevent future damage to the bridge and reduce future repair costs.

The Board needs estimates from the engineering firm on the above two options.

The cost of the north bridge was vaguely recalled to be \$40k with around \$15k for the additional railing.

12. Update on traffic monitoring by Jeff: Two companies were contacted. LaCoda can provide the

monitors and the service for \$2000 per week or \$20 per hour. Jeff advised that one week would be sufficient to get an indication of the traffic. Discussion pursued regarding the timing of the monitoring and it was determined that this would be done next May just prior to the new market opening. Rexene will contact James Shockey and find out when they anticipate completion of the market/project.

13. Update on Reserve analysis by Jeff: The bids he has received are in Drop Box. He would like another month to receive more bids and do a better comparison.

Rex reminded everyone that we are required by law to have a reserve study. The board can decide at what level we fund the reserves.

The Board will review the bids next meeting.

14. Update on Financials by Susan: Susan provided a financial package and went through it with the Board. First quarter looked fairly well with a positive variance over budgeted. However we haven't entered the cold part of the season and do not know what to expect from our utility bills. It was noted that the water bill was high and that was contributed to the new sod in front of the Recreation Center.

Recreation Center reserves are \$155,590.21. A portion of this money will be used to pay down the loan at First Bank. However we need to see how much money is needed to rebuild the bridge after the insurance settlement. This repayment is put on hold at this point.

Ruth would like to upgrade our soap dispensers. The current dispensers leak and waste product. She can get five commercial quality dispensers for \$150 that are better and easier to fill. A motion was made, seconded and unanimously approved to purchase these dispensers.

15. Update on Rendezvous Construction signs by Art: Art suggested putting up signs redirecting people who bike/walk to use the official Fraser River trail as the unofficial trail has been closed by Rendezvous. The construction fence has been cut so traffic can go through. Rendezvous is upset about this as there is a liability issue in granting access to this trail during construction. The Board did not see that HCHCIRA was responsible for the signs.

Art reported that Rendezvous may build a bridge across the river instead of coming through Hi Country Haus. Art will continue to work with Rendezvous to maintain access in both directions once construction is complete.

16. Other issues:

- a. Speed bumps will be removed next week.
- b. Bus stop signs by Building 19 need to be moved across Hi Country Drive in front of building 15 and to reflect new bus route.
- c. Recreation Center photos were provided by Art. Alice will decide which ones go on our website and upload.

17. The next Board meeting will be November 19, 2016 at 2 p.m. at the Recreation Center.

Meeting was adjourned at 6pm