

Hi Country Haus Recreation Association Board Meeting

November 19, 2016 @ 2pm

Attendance:

Board Members: Rex Holland, Alice Lecinski, Susan Roushey, Art Ferrari, Julie Daehn, Jeff Oehm, Bob Mercer arrived later (4pm).

Mgmt Co: Mark Johnson, Vern and Brigid. Also in attendance owners: Brent Forsythe, Monica ____

July minutes were reviewed and approved.

General Business Review

- Jim Shockey and Drew Nelson from the town provided a review of additional right of way requests. They will need 376.03 sq ft. more on the east (currently road). Road width will remain at 24 feet.
- The City will also work with B19 for a triangle of land that they own. Additional land is needed for proper grade for drainage and turning radius for trucks into Sitzmark South. There are several mature trees on the triangle that will need to be removed. This is a Building 19 issue and they are negotiating with the Town.
- In exchange for granting the additional easement, it was mentioned that HCH would like to have the bridge paved also. This will be a negotiation item. Work to start in spring, bidding is this winter.
 - Rex to go to delegates for vote.
- RideHop app with code 'liff' from Apple store can be downloaded to see real time bus location. Also have a Night Lift call and ride phone #. This info is on the signs.
- Card reader review by Jeff. Quote from Sasquatch and another installer (HSS). 2nd installer no longer works the area. Looking now for another installer.
 - At a minimum, need 4 exterior doors, pricing additional.
 - Cards discussed, problems new system would solve:
 - Identify who's card is being used and when
 - Metrics
 - Tracking of usage and timing
 - Will continue and get quotes, then review.
- Card assignment and re-issue policy was discussed. Discussion and adoption of a possible new policy at a future meeting.
- Exterior hot tub fence was discussed, \$6k for taller fence. Continued to discuss other fencing options. Mark to get a quote of welded 6' fence. Jeff to get a 2nd quote. Subsequent to the meeting Ruth provided a quote for a 6 foot high steel welded fence. Quote was for \$6,954.35. This includes material and labor. An e-mail vote was solicited and approved. Work will commence December 6, 2016.
- Humidity issues exist in the building when it's cold. A thermostat is tripping and shutting the whole system down. Noticed condensation on windows in pool and walls sweating from humidity.
 - Motion to buy humidity gauge not to exceed \$200 – Rex 1st, Susan 2nd, unanimous.
 - Will also cover the indoor hot tubs at night. This will be on a trial basis to see if it helps with the humidity.
- Ceiling above the men's locker room does not have insulation. Jeff at Centerre to check the prints and see what it was spec'd as. All other access areas confirmed to have insulation.
 - Open question on insulation in roof over pool as well as it can't be inspected.
- Programmable thermostats in pool room were discussed. Vern to put in 2 programmable thermostats. Cost around \$60 for each thermostat plus installation. Approval was given to buy and install the thermostats. One thermostat that is located above a spa will be relocated as it is giving false readings.
- Bathroom grout issues – tile is stained and scrapes off easily with a fingernail. Ruth was in contact with Centerre and the Tile Person recommended scrubbing with a heavy duty cleaner. Will continue to follow up on the situation.

- Vern to remove contractor lockbox so that warranty repairs are audited by Beavers.
- Security cameras and motion light on order for deck area.
- Vern working on a quote for rekeying the building. Current key is generic and contractors have keys. Looking to reduce access.
- Handicap parking is now 2 spots. Mark noted that town inspector said the requirements are 1 spot per 25 allocated spots. Motion to have handicap spots moved to in front of the building. Approved.
- Volleyball court will be done next spring. Beavers will quote then.
- Dumpster repair review is ongoing. Roof repairs quoted with a not to exceed bid of \$2600. Motion by Jeff, Art 2nd, unanimous.
 - 6 dumpster roofs, 16,15,12,CMC, 8 and 28
- Maintenance items - Mark:
 - Mark getting paving quote for baselines and owner analysis.
 - Pavilion sign will be installed shortly.
 - Bridge quote and plans moving forward. Police report obtained. Looking to recover insurance deductible.
 - Snow storage review for Mark's walkthrough with Mountain Madness
 - Snow buildup behind rec center. May need contract removal of roof snow slide that may cause drainage issues toward the building. Drainage lines need to be looked out for when removing. Looking to move snow with a machine with tracks on it and store by pavilion. Estimating 2x per month, up to \$250/ea.
 - Playground is done! A few landscaping action items remain.
- Reserve Analysis – RFP to 5, 3 good quotes. Assoc. Reserves was used in past. Looking for 3 year subscription. \$5,700/1 yr, \$8700/3 yr. for both PUD and Rec. First time review in year 1, then 2 years of updates. Next bid was \$10,500/3 yr. PUD remains same as last review, the Rec building needs a full assessment. Jeff recommends review happens after road and bridge updates. Board considering 1 year review, and crafting policy at 5 year intervals.
 - Jeff to sketch out Reserves policy for next meeting.
- Finance review by Susan.
 - Tweaks coming in on 2nd Q financials. Income is normal. Expenses – are slightly over budget on pool/hot tub maintenance and rec supplies.
 - Beavers will manage rec supplies going forward.
 - Landscaping running high due to sprinkler and irrigation changes.
 - CMC appraisal was put under professional service budget item.
 - YTD: Net Income \$32k
- ACH Options – there is a fee of \$1 per ACH. Rex to send newsletter announcement to encourage buildings to enroll.
- Drain pan done for B26

Next Meeting:

Jan. 7 in Winter Park at Rec Building at 4pm.

Adjournment:

Being no further business, the meeting was adjourned at 4:30pm. For executive session.