

Hi Country Haus Community IRA Annual Homeowner's Meeting
Saturday June 11, 2016 at 8:30 pm
At Beaver Village Lodge

Welcome and Call to Order: Rex Holland, Board President, introduced the Board of Directors and welcomed the membership to the meeting. The remaining board of directors in attendance are Alice Lecinski, Susan Roushey, Ruth Spano, Jeff Oehm, Art Ferrari, Julie Daehn, Martha Headrick and Bob Mercer. Property Manager Mark Johnson and Minute Recorder Dayana Cuen were also present.

Roll Call: Rex Holland ascertained that a quorum has been met, with more than a 50% of the buildings being represented. Buildings that are represented at today's meeting either in person or by proxy are: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 18, 19, 20, 21, 23, 24, 25, and 26.

Approval June 20, 2015 Annual Meeting Minutes: The minutes from the meeting held on June 20, 2015 were reviewed. John Greive of Building 19 moved to approve the 2015 meeting minutes. Tim Shangraw of Building 10 seconded the motion. The motion carried by unanimous vote.

Old Business: Knob Hill will remain with Hi Country Haus. Bob Parkinson withdrew from the offer of purchasing the property.

Management Review: Now that the Recreation Center has been finished the next project will be the roads. New dehumidifier systems were placed underneath the pool deck. There is still not an exact estimate on what the difference of the utility bills would be.

There has been a large number of concerns with the pooling of water in the ladies restrooms, this has been taken into consideration and will be addressed. If you have more concerns please post your comments on the webpage or their email suggestionbox@hicontryhaus.com.

Bruce from building 23 mentioned that there is a lot of visibility into the men's locker room.

This matter will be addressed, more than likely a second door will be installed.

The laundry facility will now be open 24 hours a day and 7 days a week, and will have access thru your key card.

Recreation Center: As stated by many homeowner's the construction took longer than the contract stated and there were penalties. The construction penalty of ten thousand dollars (\$10,000) will be credited back to the final invoice. If you have suggestions or concerns with the Recreation Center send all your feedback to suggestionbox@highcountryhaus.com. Due to people stepping over the railing on the outdoor deck, there will be looking into making the railing higher. Chad Lisowe of building 14 mentioned that the hot tub cover is very heavy and can be difficult to lift. Beaver Village Management stated that a lift cover will be placed to facilitate opening the hot tub. For those units who do nightly rentals it is advised the rules and regulations be posted in your units so renters are aware of the rules in the Recreation Center.

Financials: Susan Roushey Treasurer introduced herself and said in addition to a new recreation center the board had reorganized its accounting systems. The previous CPA firm had resigned. The day to day accounting would now be performed by BVM. David Pope CPA would review

the books on a quarterly basis, he would also complete the yearend review and tax return. The new system would bring the accounting back to Winter Park giving the board more control over the day to day finances. The new partnership; BVM, Pope & HCH board was working very well. Susan then reviewed the financial statements which had changed with the financing of the new recreation center. Susan stated the center was on budget and close to receiving its final certificate of occupancy. Tim Shangrew - Building 10 moved to approve the budget. John Greive - Building 19 second the motion. The motion was carried by unanimous vote.

New Business:

Playground: A vendor will be contracted to build and install a new playground. The old playground was removed by Beaver Village Management (BVM). It has been decided that woodchips will be used in the new playground. 10 additional feet of space are being requested for swings, this additional space will be taken from the pavilion. There is a request put out by the board for volunteers to form a playground committee.

Sitzmark South Development: This new development will bring many new things. The City of Winter Park will be paving Hi Country Drive thru a portion of Knob Hill and improving drainage in exchange of ownership to that portion of the road. The Building Delegates voted yes on the movement and road improvement will start. Road paving will be extended into the parking lots of the surrounding buildings. It is anticipated that Phase 1 of the project will be completed in May 2017, detours due to the development will be indicated with signage and in a newsletter that will be mailed out to all of the homeowners.

Paving Roads: There has been discussion about paving all of the roads and we have received quotes in the previous years. To pave the road up to the Recreation Center it is an estimated \$120,000 this elevated price is due to the roads being on wet land. If it was considered to pave all of the roads it would take an estimated \$800,000. There is \$295,000 in the PUD account earmarked for road maintenance that can be put toward road paving. This matter will be discussed in the future based on the impact the new Recreation Center will bring as well as the Sitzmark Development.

Acquisition of CMC Building: There has been numerous complaints regarding CMC and where they are parking their vehicles. Robert from CMC set a price of \$300,000 for the property, at which the homeowners believe is very expensive. Bruce Jakosky of Building 23 made a motion to have the Property Manager (BVM) enforce parking rules. Bob Mercer second the motion. The motion was approved by a unanimous vote. BVM is advised to enforce fines and towing.

Policy for use of WiFi & Television: Guests and renters will be made aware of the rules and regulations of the use of the Television and WiFi in the Recreation Center. Rules will be posted in the Recreation Center as well; for those who break the rules, they will not be fined but they will have their access denied to these amenities.

Stray Dogs: As a reminder dogs are allowed depending the rules and regulations of each building. Dogs are not required to be on a leash but there should be an owner with the dog at all times.

Volleyball & Horseshoes: A volleyball net has been set up for the enjoyment of the homeowners and their guests. The equipment necessary for volleyball and horseshoe will be available at the front desk of Beaver Village Management.

Board Member Election: There is one seat open for election. Ruth nominated Jeff Oehm, Martha second the nomination. Jeff was nominated board member by a unanimous vote.

Adjourn: Bob Mercer made a motion to adjourn the meeting. Martha second the motion. Meeting was adjourned at 11:49 PM.

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