

HCHCIRA BOARD MEETING MINUTES 2017 JAN 07

Meeting was brought to order at 4pm. Rex kindly brought pizza.

Roll call: Rex, Bob, Art, Martha, Alice, Julie, Jeff, Susan, and Mark and Vern from Beavers.

Minutes from the November 2016 meeting were approved.

Email votes since last meeting:

- Fence – 8 members accepted quote for \$6,954.35. One member did not vote. Fence was installed
- Bridge-Bring it up to code-7 members accepted if funds were available, one member voted just fix it, one member did not vote.
- Remove fitness machine- 6 members voted to have fitness machine removed to fraying cables and safety issue. Three members did not vote.

Warranty Items

Meeting is scheduled with Centerre for Jan 17th to review all items.

All items are in the DropBox.

Will focus on the top 4 items:

- Ice damming in gutters and on the roof are leading to build up of large icicles, weight on the roof and water leaks into the locker rooms.
Ice will be removed next week. Possible remediation would be heat tape on roof and gutters.
- Condensation and mold in crawl space. Vapor barrier and cleaned out vents are needed. Believe this is Centerre responsibility. Will review at Jan 17 meeting. Base board heaters are running in the crawl space to keep the pipes from freezing.
- Hot water heater air vent (18" diameter) is allowing considerable cold air into the water heater room and with the potential of freezing the pipes. The large vent is required for this model water heater.
Tim will install more heat tape to the pipes until a permanent solution is implemented.

Solutions:

1. New water heater – this would be more efficient and require a smaller vent pipe. \$8K to \$10K cost.
 2. Interlocking opening on the exhaust vent. \$186.
 3. Louvers on the door would not be a viable solution.
- HVAC system.
 - Small diameter leader (3/4") is leading to lack of gas pressure and shutting the system down. Remedial actions would be to install 1" pipe. The main gas line is 1.5". Repair could be done on the 11th of Jan. Repair would require no heat to the building for 2 hours.
 - A vent in the main room looks like it is blowing cold air. The cause needs to be investigated.

Beyond the top four there are additional items to be added to the list:

- Laundry room ice buildup on threshold.
- Swimming pool door ice buildup on threshold.
- Glass shattered by outdoor hot tub (\$2000 to repair) Unsure if this is a warranty item.
- Fitness room is too hot.
- Cracked filter housing on hot tub. (\$700 labor to fix).

- Swim spa jet reversal caused a minor injury.

Focus will be on Rec Center and its repairs. We will receive \$6000 from insurance to fix the bridge, but will wait with that until the financial needs for the building are better understood.

Security Cameras/Motion Light

Camera is installed. Motion light will be installed this week. Motion light is on timer and will only go on when the building is officially closed.

Quote for re-keying the building

Possible \$300 or \$400 to rekey the building. Will get a bid, discuss and vote after that information is received.

Fitness Machine

The machine with the fraying cables will be returned.

Release of Claims and Waiver of Liability Agreement

The new waivers have been posted. The waivers have been approved by our lawyers, and posting at the entrances is sufficient to cover liability issues.

Items brought up by attendants/owners/others:

These were all deemed good ideas.

Hairdryer in women’s locker room

Board voted no.

Shoe Racks/Additional throw rugs

Shoe racks sound good. Will discuss later.

Mat for deck due to icy conditions

Ruth will get quote for heat mats. Jeff ordered larger signs.

Window cleaning

Board voted no.

Proper swimsuit attire

Proximity Card readers:

Jeff and Ruth will develop a policy for issuing new or lost cards.

Reserve Analysis Policy:

Jeff recommends doing the Rec Center for \$3200 and the PUD the following year for \$2800.

Rec Center should be done after warranty period has run out. Target the Rec Center for the next fiscal year.

YTD \$34K income. Expenses for the previous quarter were under by \$8.4K. No serious issues except pool maintenance (\$2200) and supplies (\$2000).

\$200K on hold, won’t touch until loan is paid off. Bridge would require \$30K to \$40K.

Need to keep \$100K liquid.

Color printer ink is \$99 per cartridge. Vote to buy a B/W printer once color printer ink is used up.

Maintenance

- Repair of Dumpster Roofs is on hold until Spring.

- Snow Plowing around buildings 21, 26 and 19 is good.
- Snow Buildup/removal behind Rec Center.
This is difficult due to ice buildup. \$250 per plow, but the ice complications will add costs.
- Rendezvous has been plowing snow into the back of Building 9s property. Art will talk to Terry at Rendezvous.
- Maintenance check list is revised for lockup and this is good to go.

CMC

- CMC parking. Rex is in negotiations to remove old vehicles.
- CMC may change their sign on US40. We will not contribute \$ to any sign changes.
- CMC building purchase. Ruth is not having luck connecting with Robert Blake.

Building complaint

- Building 18 complaint regarding people parking to peruse HCH map.
The Board reports that the parking area and map are on common property, not Building 18 property.

Open Discussion

Regarding giving the additional right of way to Winter Park, 18 buildings voted for it. We asked them (Winter Park) if it would be possible to pave all the way to the bridge. They declined.

Meeting was adjourned at 6:30. Executive session followed.

Next Board meeting is at Hindman Sanchez offices in Lakewood (555 Zang Street, Suite 100) on Feb 7th at 4:30