

Hi Country Haus Recreation Association Board Meeting

February 7, 2016 @ 5:30pm

Attendance:

Board Members: Susan Roushey, Art Ferrari, Julie Daehn, Jeff Oehm, Ruth Spano, Martha Hedrick

Beaver's Mgmt Co: Mark Johnson and Vern Pernell.

Also in attendance owners: Chad & Lisa Lisowe, Brian Spano, Lori & Jeff Nelson B5, Marion Thompson B22, Bill & Rex Holland B20/21, Greg White B22, Bill Roushey.

January minutes were reviewed and approved.

General Business Review

- Jeff nominated and Ruth seconded nomination of Julie as President for interim period through annual meeting – Approved unanimously.
- Art nominated and Ruth seconded nomination of Jeff as VP for interim period through annual meeting – Approved unanimously.
- Discussion around best ways to share community information. A conference call or open house meeting. It was agreed to host both:
 - Conference call Q&A for owners and delegates: Monday 2/13 @ 7pm – will announce conf # to owners and solicit questions.
 - Open house meeting: Saturday 2/18, 6pm at Beaver's
- There was discussion regarding availability of board records and construction records to owner Chad Lisowe who has requested access. Access has been granted to a large number of electronic documents. Further requests for building contract specs are in the works.

Rec Center Update

Warranty status of Recreation Center discussed.

- How the warranty system works: NNL architect and Centerre GC are the firm contacts for warranty work. Warranty forms are sent to Architect and GC. Items are tracked in the Board drop box and logged. Ruth is the point person from the Board who reviews and works through with contractors. GC then sends request off to sub-contractor who reviews and responds. When work is done, Beavers gives access to Rec Center via temp card access and/or keyed areas of building.

There are about 40 items total on warranty list with 4 large open items.

Four major items to review with regards to warranty:

1. Attic insulation – GC did not insulate attic according to the plans. They are going to do the job. We have requested a quote to do an additional upgrade on top of the warranty work. Building was spec'd at R39. Open discussion notes:
 - Regular foam won't settle like a blown in insulation and will have a longer lifespan.
 - If ductwork is in an unconditioned space it must be insulated.
 - Suggestion to get a second opinion and contractor to provide details.

General discussion regarding having the building reviewed for compliance with build spec's.

- Motion made by Jeff to hire 3rd party engineer to review the 4 major warranty items, and any critical items based on the rec center committee recommendations at a cost not exceed \$5,000. Second by Martha. Approved unanimously.
2. Condensation and possible mold in the crawl space. Board had testing firm come in and review. An onsite review by 2 vendors produced a report recommending 2-3 vents and a vent fan with a humidistat. First estimate is \$12k for cleanup. Plus vapor barrier and equipment and installation. Negotiating this under warranty work with who will pay for what and if it's covered under warranty.

Awaiting 2nd quote estimate for comparison. Next steps after 2nd quote - Ruth will follow up with NNL and GC. Centerre is cleaning up construction debris from crawl space.

3. Water heater – old building hot water heater was re-used from previous building. It was about 5 years old and deemed to have plenty of remaining life. New code requires a 18” hole above the unit as it is not a sealed combustion unit. The venting is causing freezing pipes when outside temps drop below zero.
 - o Mitigation possibilities included
 - Exhaust louvers on the vent and a baseboard heater
 - Purchase new energy efficient heater (must be sealed combustion so a cold air feed is not required). Also would have a baseboard heater in the area. Ballpark cost would be \$7k.
 - o Martha motioned for installation of baseboard heater as a mitigating solution to prevent pipe freezing for the short term at a cost not to exceed \$500. Jeff second. Approved unanimously.
4. HVAC review
 - a. Free stat frequently goes out and has to be reset. It was previously noted that the gas pipe was too small into the building, that was fixed under warranty but issues continue. Currently Beavers is keeping a log of the frequency of shutdown. Discussion if a damper should be installed. Will continue to review with contractors under warranty.
 - b. Dehumidifier – there is not one installed in the building. New system was monitored and measurements meet the standards of a self control based system with auditorium humidity standards. Beavers installed device to monitor humidity, that is ongoing.

Owner Jeff Nelson who was in attendance and has a background in construction was added to the Rec Center committee.

Other items of note: Bridge repair is on hold as cost is re-assessed and spring when work can be done. Vern will get quotes.

Next Meeting:

March 11 in Winter Park at Beavers at 4pm.

Adjournment:

Being no further business, the meeting was adjourned at 7:15 pm.