

Hi Country Haus Recreation Association Board Meeting

March 11, 2017 @ 4:00pm

Attendance:

Board Members: Susan Roushey, Art Ferrari, Julie Daehn, Jeff Oehm, Ruth Spano, Martha Hedrick
Beaver's Mgmt Co: Mark Johnson and Vern.

Also in attendance owners: Jeff & Lori Nelson B5, Bill Holland B20/21, Chad Lisowe B14.

February minutes were reviewed and approved.

General Business Review

- Financial Update
 - Susan presented the Q3 financials for review.
 - Gain for Q3 of about \$30k.
 - January was high snow removal month, bringing down the underbudget status of snow removal given that it's an annual budget.
 - Slightly overbudget this month. That is expected as highest snow removal and utility and staffing budgets come through in a couple of months.
 - Waste Mgmt overages were charged this month – Mark to follow up on overages. We expect refunds for that, as our standard process is to have Beavers police the area, and WM will only do pickups of dumpsters.
 - There was an NNL refund based on a double charge noticed in fees for one billing during construction.
 - Discussion around NNL 5% contract rate– Ruth to follow up with Ed on discussion.
 - Community email question follow up – what all is included in HOA fees?
 - Answer: Rec Center, PUD & trash
- Operational & Maintenance Update – Mark of BVM
 - Outdoor hot tub cover needs clip repaired. Top was broken previously. Now that fence is higher, we can look into replacing. Resolution will be to move inside cover to outside and replace inside cover. Vern to resolve.
 - Swim spas diverter and auto fills checked by Spa contractor (John). Diverter was removed, it's not needed.
 - Temperature monitoring –workout room, men's locker room, pool area. Pool water is set to 84 degrees. Saw one fluctuation to 89 degrees on pool and mechanical room, have not seen that since. Workout room continues to be warm and men's locker room cool- HVAC contractor is scheduled to be up to review.
 - Freeze stat needed reset 6+ times during cold weekend of March 3rd. This continues to be a warranty item that the HVAC contractor is addressing.
 - Fitness room machine is fraying again. Ruth has notified contractor to return machine.
 - Card reader had no issues this week. Beavers will continue to monitor all issues reported.
 - Going into Spring Break – onsite staffing has been increased to accommodate and monitor users.
 - PUD – lights are out on both solar signs. Beavers is working with contractor to order new batteries. Noted that solar lights were an experiment in our area, and they held up very well.
 - PUD – pot holes noted – Beavers has filled with ¾ rock. ½ load delivered and used. Another full load on order. Intent is to go through spring. Discussion using rock or asphalt, will continue with rock this winter.
 - Snow removal – B26 issues in past has been resolved by Beavers working with Mtn. Madness. River Glenn had issues with cinder block, Mtn. Madness is reviewing and expected to repair.

- Rec Center snow removal behind building – hired contractor to use skidster to move snow out from behind building and over to playfield. Some hand shoveling and snow blower done as well to clear the area.
 - In summer we will review to change drainage and possible gutter/overhang layout to make it this area less maintenance next winter.

Rec Center Update

Engineer Update

- Jeff reviewed the status and led discussion on hiring an engineer to review the building per last meetings motion to hire. Suggested option of solidifying the warranty period first. Reviewed that a forensic engineer typically comes in later when there's a dispute.
 - Board consensus is to move forward with an Engineer that can inspect the building and drawings as consultant to the Board.

Warranty status of Recreation Center discussed.

- Crawl space moisture and mitigation
 - A leak was recently found/fixd in men's locker room that created moisture in the area. A screw had been driven into a water pipe. Plumber fixed under warranty.
 - Crawlspace vents covered by insulation discovered during this review
 - Grading outside building drains towards building discovered during this review
 - Noted need for a means of ventilation or conditioned crawl space for the mechanical
 - WR status – Mold
 - Discussion of adding exhaust system to crawl space, estimate is \$4k – this not on drawings and would be an HCHCIRA upgrade.
 - Vents need insulation removed that are covering them and possible changes for grading to uncover – this is a warranty item.
 - Mold mitigation – contractors offer split that at \$24k. Board response is that this should be covered under warranty.
 - Installation of vapor barrier - \$6700 item would be an added benefit, not a warranty item. Possibly a split cost under warranty item that will need insulation replaced.
 - WR status – attic insulation
 - Top cord and base cord of insulation reviewed.
 - Top cord insulation is missing. This is warranty item, however insulation contractor (Joe) and Centerre agree that this would create a possible mold area.
 - Suggested resolution –
 - Only insulate ceiling and not top chord.
 - Trade out top chord with rolled insulation on ceiling (battling perpendicular to ceiling deck). Batted insulation is better. R38 is proposed by Centerre. \$5300 cost and shared cost as it is partially an upgrade for increased insulation.
 - WR status - Ducts
 - Need insulated with R8 on the inside or outside. Plans called for R8 on inside. Wednesday HVAC guys will review. If there is not insulation on inside, they will need to wrap on outside. Need 3" to get R11 value.
 - If we find that inside is already wrapped at R8, HCHCIRA could upgrade to wrap outside for \$4300 for additional energy savings.
 - WR – misc.
 - Roof vents will be spring warranty item
 - Rogers & Sons continue to tune HVAC and review freeze stat
 - Centerre coming in for trim in natatorium
 - Gutters are off and need re-installed by TRC in spring – existing warranty item.

Other Business

- Board owes a list of warranty items to homeowners
- Building prints were printed at actual size and will be stored at meeting – reimbursement to Ruth

Next Meeting

April 8th in Winter Park at Beavers at 4pm.

Adjournment:

Being no further business, the meeting was adjourned at 6:15pm.

The Board moved into executive session.