

# Hi Country Haus Recreation Association Board Meeting

April 08, 2017 @ 4pm

## Attendance:

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

Mgmt Co: Mark Johnson, Vern Pernell.

Home owners: Chad Lisowe, Lisa Cannon, Brian Spano, Jeff Nelson, Susan Hauer, Mike Hauer.

March minutes were reviewed and approved.

## Rec Center Update

Rec Center Committee completed a three hour working session prior to the Board Meeting. Highlights presented:

- Mold removal began on Wednesday April 6. Fans are in place. Board will follow up with Centerre to improved drainage and eliminate water seepage into basement.
- HVAC: initial steps have been taken. A heating unit has been added to the mechanical unit to reduce freeze tripping. Increased ventilation to fitness room. To maintain a warmer temperature, exhaust air was decreased in men's locker room. Duct work was wrapped in insulation to bring up to R8. A verbal agreement has been reached with Rogers and Sons to extend the warranty through the 2017/2018 winter. An outside engineering firm will review the HVAC design and determine its appropriateness. The design that was speced by Rogers and Sons is what is currently in place. Possible improvements would be air flow modulation and the installation of dehumidifiers. Any *improvements* would be at the cost of the HCHCIRA.
- Insulation: Centerre assures that the insulation is R38. (R38 is required for commercial buildings.) Ruth has asked Centerre to prove that the building is a closed envelope and insulated to R38.
- Drains: Drain in mechanical room needs to be replaced. The Board voted to spend up to \$4500 for the entire replacement project, which will involve sawing the concrete out to install the new drain, installing the new sand interceptor which will have a lid and vent piping, and pouring new concrete.
- Drain on the exterior, east side of the building needs improvements to move water and keep water away from the building. The current drain is a surface drain which was likely installed by ATH. . Ruth will verify this drain design with the General Contractor (Ed). An outside assessment of this drain by a PE is also desired.
- Ruth continues to work through remaining warranty issues. Centerre believes most are closed, but Ruth is maintaining the issues as 'pending' until all issues are proven to be compliant. Due to ongoing negotiations, warranty items cannot be distributed to the general public. Individual homeowners may request the documents but they are not to be shared.
- Additional items:
  - Wait on crawl space venting until building insulation/ closed conditioned space issue are resolved. A conditioned space design does not require venting.
  - Chemical storage – Chad is looking at bins.
  - Baseboard heater in water heater closet has not yet been installed. It was approved in February. It needs to be installed and wired in.
  - Natatorium roof is showing some rust, possibly due high humidity levels and lack of ventilation. Ruth will submit a warranty request.
  - The purchase of a spare for the current 30+ year old pool filter was discussed and approved with Julie dissenting. Cost is not to exceed \$1500.
- Selection of Professional Engineer (PE) to review the design of the building was discussed. Julie talked to several firms, all of which offered similar accreditations, services and completion times, estimated at 6 weeks. Due to lower cost and local knowledge, JVA was unanimously voted to

receive the contract (email vote). HHCIRA bears the burden of this cost, which will likely be \$4,000.

### **Financial Update:**

- MMDA, one more DP payoff in Feb, money moved in April
- Insurance check received & deposited to MMDA
- NNL check received and deposited to CONST
- Payment to Sasquatch for some cameras in March, CONST
- Don't have March invoices yet, haven't seen the purchase for the solar lights
- Where are we with recouping the 5% on expenses with Ed?
  - Not actioned yet. Hold to talk to him about the gutters.
  - MMK- chad to email details on MMK.
- Check signers--wait 'til annual meeting. Art was suggested as a local signer.
- Mark, status on overcharges from waste management? Follow-up. Mark talked to Nate.
- For the budget meeting we will do a working session prior to the board meeting. Do the budget in the working session and approve at board meeting.

### **Other Business:**

- Traffic study timing needs further review. The best time to place out the monitors is dependent on completion of town construction projects and town events. The firm who has been contacted for the work can deliver the equipment within a few days. \$3000 was approved for the project last year. To recap, town traffic driving through our private roads increases our maintenance costs. Thus pre and post traffic numbers are desired.
- Vern will have more information on bridge replacement next week.
- Jeff recommends doing the Reserve Study until the Rec Center is complete and the bridge is repaired. HHCIRA is still legally compliant.
- Interim Business
  - Moving to document control using Association Online was discussed and approved (email vote). Passed with Alice dissenting.
  - Hiring of a PE to review the Rec Center building was approved (email vote, described above).
- Operations and Maintenance update:
  - Mark reports things are running smoothly. Challenge has been keeping the floor clean in the workout room during the early mud season. Attendance is now down post Spring Break.
  - Spring cleaning and pool draining and cleaning will occur in May. The pool will be unavailable for a week.
  - To help minimize dirt entry into the building, a mud boot cleaner for the entry was voted to be purchased, expense is estimated to be \$50.
  - Work order has been issued to remove old gutter and old hot tub hard cover.
  - Ruth will ask pool man for recommendation for new pool cover.
  - Mark says that roads will be graded in June.
  - The town delivers sands bags. It is a buildings responsibility to fill bags and put them in place. After the runoff season, sand is used to fill pot holes. Sand may also be used to fill the 'moat' around the playground.
- Annual meeting is scheduled for June 17<sup>th</sup> at 9am at Beavers. As the BBQ costs nearly \$1000, the Board voted not to do it, and instead spend a much smaller amount with nice treats at the Annual meeting. Post cards will be sent out regarding logistics and the number of Board openings.

### **Next Meeting:**

May 22<sup>nd</sup> at Hindman Sanchez offices (555 Zang Street, Suite 100) at 5:30pm. The meeting will be preceded with a 1 hour working meeting beginning at 4:30.

**Adjournment:**

The meeting was adjourned at 6:30pm.