

Hi Country Haus Recreation Association Board Meeting

May 22, 2017 @ 5:30pm

Attendance:

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

Mgmt Co: Mark Johnson, Vern Pernell.

Home owners: Jeff & Lorie Nelson, Building 5, Bill Holland, Building 21

April minutes were reviewed and approved via email after the meeting.

Interim Business:

- No email motions for the month.

Financial update:

- Waste Mgmt credits coming in. \$1000 has been received. Another for \$500 to \$800 is pending.
- Building 26th invoice was supposed to be reimbursed by Mountain Madness last year. They still owe this. Mark will follow up on the invoice.
- MKK Outstanding invoices - MKK-asked Ruth to follow-up with Ed and get the approved invoices and the exact payment amount. The outstanding invoices are not detailed so we need Ed's guidance on what to pay.
- Follow up needed with Vern on completion on Floor Drain (Pipeworks) -
 - Deposit received and Pipeworks has ordered parts.
 - Vern to follow up on venting
 - Floor drain. The \$2800 deposit for the floor drain was approved. Susan needs quote (\$3938) and final bill to reconcile. Board approved not to exceed \$4500 in April.
- Chad noted a discrepancy in two contracts concerning Ed charging 5% for personal or travel expenses. - Ruth to follow up with Ed

Maintenance and Operational Update:

- Spring clean complete
 - Floor in workout room hard to clean up
 - Hot Tubs/Pool clean
 - Windows are clean
 - For the pools/tubs, water has been changed over, raked all the sand/filters. Didn't do a full replacement this time because we did a full replacement last November. We have 4 sand filters. We approved getting an extra, and even though the filter would work on all the tubs/pool, we can't physically fit it into the space for the hot tubs. Vern just purchased a new filter for another pool with sand, etc for \$1,500 for another client, should cost us about the same. Board decided not to pursue buying the extra filter that was approved in the last meeting.
 - Current sand filters are being phased out. Wait until filter fails before replacing it since it will be going to a new model. While spare will technically replace any filters, it would only fit in space for the pool. Not enough room for it to fit for hot tubs.
 - New filters are cheaper \$1500, Vern believes he can get a new filter in 2 days.

- Backflow valve on pool filter is leaking. Warranty request filled out. Ruth will follow up with Centerre.
- Playground
 - There is a large gap around the rubber retaining blocks holding the wood chips.
 - Discussion
 - Proposed to bring contractor back in to review - Julie will follow up with Bob.
 - Swing height could be adjusted as well.
 - Address the gap between rubber retaining blocks and surrounding grounds.
- Bridge
 - Vern is having trouble getting a quote on the bridge.
 - Jeff O. sent Vern/Mark Apache Steel Contact info.
 - The town is talking about starting road work in June
 - Vern will try and schedule up against the road construction if possible
 - Art mentioned the side project we discuss of paving the bridge at the same time Sitzmark was paving the road. We are not prepared to pay for the paving of the bridge right now, nor do we have quotes to do this paving for us to vote on.
 - Building 21 is thinking about re-paving parking lot and extending to their property line. Looking at August right now. We may be able to piggy back on that paving project when they do it. Art said CMC is looking to do paving work for several buildings as well.
- Road Grading
 - Planned 7-10 Days before the annual meeting. Not including the section of road that the city will be doing work on. Throw rocks in the potholes now if we are going to grade in June.
 - Art brought up that the road between North Bridge and Telemark drive, our section of it, it really cluttered with gravel and asked if we could get a street cleaner to scrub the edges. If it's under \$500 then go ahead and clean it up. Need to make sure this isn't included in what we pay to Telemark. Susan and Art to follow-up on the Telemark easement/maintenance contract.
 - Building 23 is going to ask about paving the intersection at the annual meeting, Mark has quoted about \$80,000.

Rec Center Update:

- Craig (JVA, Professional Engineer) has reviewed blueprints and physically walked the interior and exterior of the Rec Center with Julie and Vern.
- Julie and Vern provided an update of the walkthrough.
- Craig is checking on a variety of items and will provide a written report with recommendations.
- Vern said he saw ATH working on the property in the area where the water is pooling due to the grade. Centerre has said they did not touch the grading of the property, but that is in contradiction to what Vern has seen.
- Seem to have proper ventilation in the roof, but no insulation.
- Not sure that any of the windows were insulated. Vern said Installer with the Glass Company told him the windows were not insulated. Jeff Nelson said if they weren't insulated, they probably didn't get a vapor barrier either. Window/Door between pool and social area may not be framed properly.

- Have not cut any holes yet to confirm insulation with the building plans. Craig is ready to compile the report. Jeff thinks he will write a report with recommendations, and then let us decide if he wants us to cut holes for verification. Julie will meet up with him next week to get the report.
- Bill Holland asked if NNL couldn't give us the spec book. Jeff Nelson said the spec book was in the Dropbox. Exhibit D is the spec book. Need to go in and look to see if it's complete. Ruth asked Vern to send her an email of exactly what he needs and she will go back to NNL.

Warranty Items:

- Discussion around Centerre process of mitigating issues.
- JVA report will be helpful for discussions with Centerre.
- Not a lot of movement on warranty stuff. Lorie, Jeff and Ruth have been following up but Centerre went off the grid until today.
- Water seems to be a grading issue. Jeff Nelson submitted a warranty form for the grading.
- Poor grading and associated moisture needs to be fixed before dampness related problems in crawlspace can be fully mitigated.
- Jeff Nelson thinks JVA will need to come back to us with the report, we'll need to cut some holes for verification, and then we go back to Centerre with the report.
- Evidently they installed window wells as the vents for the crawlspace.
- Centerre is making fixes to warranty items without our approval for the fix, this is a problem. Jeff Nelson says they are supposed to propose what they are going to do and we give approval prior to any fix being implemented.
- Bill asked about the HVAC. Jeff Nelson said the evaluation was that we have a basic system that is not suitable for the building.
- Need a better system with the resonator.
- Jeff Nelson says we need an economizer damper.
- VAV (variable air volume) system maybe?
- Susan should look at the Xcel invoices to do an audit on the gas usage.

Annual Meeting:

- June 17th, 9:00a.m. Preceded by a 'Meet and Greet' at 8:30am. Mark will send notice, Alice will post on website.
 - Financials
 - 2016 Minutes
 - Agenda
 - Dues Schedule
 - Name Tags (Ruth will do this).
 - Susan will assemble a pdf with page numbers

Association Online Update:

- Susan did demo. Basic and straightforward. They will help with migration. Will put on the agenda for the July meeting.

Other items:

- Speed humps need to be installed. Will do this after the road is graded.