

# Hi Country Haus Recreation Association Board Meeting Agenda

July 30, 2017 @ 9:00am

- Call to Order at 9:05. All present, Julie Daehn, Art Ferrari, Susan Hauer, Susan Roushey, Rex Holland, Martha Headrick, Alice Lecinski, Mark Johnson (Beavers), Rick Sutton on phone.
- Approval of May minutes. Art moved Susan second, none opposed. Alice will put on web page and Dropbox.
- Martha mentioned issues from Annual meeting: overhang, insulation, the roof of pool building, and drainage. But there was no issue on HVAC as far as design vs. implementation. This update is based on an owner commenting on concerns brought forward from an owner unable to attend the annual meeting.
- Financial Update
  - Monthly Financial Update
    - Building 4 issue with dues schedule, 16, 17, 18 have been billed together but now are separate. It is fixed for going forward. Discussion on back billing. ~\$75/month Board agrees not to back bill. Assessor does have them split. Susan recommends reconciling dues schedule with all recent sales. Discussion to have Beavers help.
  - July loan payments –
    - Discussion regarding the loan payment and various options.
    - Susan Roushey made motion to pay down the loan by \$100K and re-amortize the remaining amount. Then in November re-evaluate regarding paying off the remainder of the loan by borrowing from PUD. Art seconded. Approved unanimously.
    - Possible projects: bridge \$30K, sump/lift station \$7k drainage around. \$2k parking, – so \$50K in upcoming expenses. Construction account still has \$53K remaining. JVA discovered nothing new. Rex asking if we need \$35K for moisture mitigation but Julie said Centerre was willing to cover this.
    - July Assessment payments were run late. Susan will run a list of bills so Board can see and review. Would like to see month to month expenses. Susan currently does quarterly review.
- Operational & Maintenance Update
  - Sitzmark South progress
    - In progress. Some belly pan work still to get done on the road. James Shockey indicates that the road will go to the parking lots. Current construction halt came about because vault excavation uncovered utilities running by the bridge. An early estimate of the paving and engineering costs incurred by the town for this short section of the road was \$300k.
  - South Bridge
    - Mark has a bid to bring it up to code, \$30K. Need a fresh quote. Made a motion to approve the work as long as the new bid is within 10% of original bid, so there would be no need to re-vote. Passed.
      - Conflict with road construction and North Bridge work. Work to get done before winter.
  - North Bridge sewer work
    - Pulling manhole out of the river, putting it on the ground, and a new water service line to the nearest building (12). May need to close the bridge. Hope to get dates. James is aware of access issues. Access may close down for a few hours but not a day at a time.
  - Parking Enforcement – leverage Enforcement Policy?

- Discussion of a few current problems. A new parking policy committee was formed to develop a policy for repeat offenders. Martha and Susan Hauer will develop a whole new policy and enforcement.
    - Issue of service dogs in rec center. Board members would prefer various limitations on where they be (e.g. not on furniture or in water features). The president will contact our attorney and discuss the issue.
    - ADA chair is battery operated and batteries had gone dead. Vern was able to charge it. But may need to replace the battery and charger. Cost estimate is \$300.
  - Bldg #22 sign and outlet – snowplow damage
    - CMC repaired the sign and outlet and are billing Building 22.
    - Mountain Madness (MM) (snow plowers) did not know about the issues. In the MM contract, the buildings are responsible for marking issues. The Board is comfortable with 22 covering their own costs. The President will respond to bldg. 22.
    - Each fall, Mark walks through with MM to identify concerns. The concerns must be identified by the building and marked. The Board will send a notice to the delegates via the Newsletter with this information. A Building rep. can meet with Mark and MM when they do the walk around.
- Rec Center Update
  - Owner Experts Committee vs Rec Committee
    - The Rec Center Committee is dissolved with the departure of Ruth from the Board. Discussed having an OEC to review issues and provide input/recommendations on when to pursue “expert” reports. Discussions to continue.
  - Professional Engineer Report Update
    - 26<sup>th</sup> of June JVA review discussion. Electronic copy is not ready yet. Minor recommendations, but nothing we hadn’t identified. Julie has asked JVA to include more definitive wording.
  - Warranty Items Next Steps
    - Rick and Rex are willing to work with Centerre. But one point of contact. Rex has agreed to be the head/lead contact.
    - Drainage (Board thinks this is the biggest issue.) Discussed paving the back of the rec center. Bid from New West \$7k. JVA did recommended a hard surface (hard scape) as well. The hard scape would need to go at least 8-12 feet wide, go all the way to the building and then seal at the building. Move forward with bids.
    - Crawlspace/Moisture issues
      - Determine if our insurance covers these moisture issues?
    - Gutters
      - Possibly extend the eaves – recommendation from JVA has heat tape, snow fences, and gutters. Different types of roof and hence different issues. Quote on an extension. But need to talk with Centerre first. And insure it doesn’t void something. Can go to roofing company and review with them.
    - Insulation -- look into this a bit more. Doing a second overlay.
    - Roof girders need inspection. During the fall cleaning could look at the girders.
    - Shoveling of asphalt section of the roof. Vents and insulation have been installed late last year should improve ice damming issues.

- Water heater? (\$1000 for current water heater if we sell it) Has been insulated, and space heater is in the room. ~10k to replace it. Put on Oct meeting agenda. Variable vent modulator. Mark will investigate.
    - Still too hot in work out room. May be a warranty item. Julie asked for box fans. Mark will price some fans.
- Other Business
  - Cancel/re-issue all access cards to rec center
    - Renew cards in Sept and expire them in Oct. Owners will have to sign a waiver. Owner needs to send an email that renter (their name) is authorized to pick up the cards. Announce in September. Waivers still need to be on all the doors. (Insure they are still there.) Mark can make the signs – he has the language.
  - Rendezvous Trail access
    - Art has talked to Rendezvous. Trail is still on the table. Fence will continue while construction continues.
    - Julie would like to move forward on getting our portion of the trail done. ~\$2K to build a trail using raised crushed rock. Trail would be along our property border. The president will start contact with Building 7. Will start getting quotes.
  - Potential work orders
    - Fertilize/weed the playground.
    - Pet pickup on more trash containers – B10, B14 & Pavilion, B3 too.
    - Bear signs on more trash containers – Mark will check to see if we can get more.
    - Install programmable thermostats already purchased – for the pool area.
    - Order more ¾ rock – make rock pad next to rec entrance for bikes and put rack station out. Do this next year.
    - No Trespassing sign for outdoor hot tub is needed. Mark will get this done.
  - Pool drain has been fixed.
  - Martha – Question regarding pool chemical covers. These issues have been addressed.
  - Mark -- May have a bus shelter available. Would require a concrete pad.
  - Mark -- Wood River energy can provide natural gas at a discounted price. Mark will get a packet from them so we can review the costs and benefits. They have been in business 10 years.
  - Rex – there is a request to put some plantings on PUD property. Would like to plant some willows to block view of CMC vehicles. Would water the first year. Board thought this would be fine.
- Board Officer Elections
  - Rex nominated Susan Roushey for Treas. Martha seconded – unanimously approved.
  - Rex nominated Julie for President, Martha seconded. Unanimously approved.
  - Alice nominated Susan Hauer for Secretary, Susan seconded. Unanimously approved.
    - Alice will continue to do web entries and Dropbox conversion to Association Online.
  - Julie nominated Martha for Vice President, Susan seconded. Unanimously approved.
  - Rex will be point-person for discussions with Centerre.
- Next Meeting
 

Phone Conference meeting on August 15th at 7pm. Dial in will be 1-646-679-3002, pin 514927#

Adjourned at 12:04pm