

Hi Country Haus Recreation Association Board Meeting August 15, 2017 @ 7:00 p.m.

- Call to order at 7:05 p.m. Present: Julie Daehn, Susan Roushey, Susan Hauer, Rex Holland, Alice Lecinski, Mark Johnson (Beavers), and Vern Pernell (Beavers). Absent: Art Ferrari, Martha Hedrick, and Rick Sutton.
- July minutes were reviewed and approved. Will be put on web page and Dropbox.
- **Interim Business**
 - Approval of PUD paying for drainage paving behind the Rec Center.
- **Financial Update**
 - Will have the quarterly financials plus the August check registers for the next meeting.
 - Initiated the \$100,000 loan payment and reamortization of the loan. The next payment will reflect the new payment amount.
- **Operational and Maintenance Update**
 - **Sitzmark South:** Work has come to a halt due to easement issue with Century Link. Will be resolved soon.
 - **South Bridge:** Bridge will be built to Craig's specs and is scheduled for early to mid September.
 - **North Bridge Vault Installation:** Scheduled to start August 28. Waiting for Excel Energy to decide when they are putting a gas line in under the south bridge. Bruce (Grand County Water and Sewer) and Conroy (?) will keep one lane open. Rex to follow up with Bruce to reconfirm accessibility.
 - **Work Orders:**
 - Fertilize/Weed Playground: in progress
 - Pet Pickup Stations Bldgs. 3,10,14, and Pavilion: arrived today and will be installed this week.
 - Bear Signs for Trash Containers: Vern has placed calls and is waiting for information on where/how to get them,
 - Programmable Thermostats: need to order and install. \$50-\$100
 - ¾" Rock for Potholes: Road will be rolled and graded in late September
 - Fitness Room Fan: Mark will order and install
 - Rec Center Entrance Sign: Remove "we're open" temporary sign. Will mock up permanent sign with our logo, including no alcohol, no pets, etc., rules.
 - **Bids**
 - Rec Center and Pavilion Drainage: main issue is the culvert by Rendezvous needs to drain into the field on north side of building 22, where the water will be carried to the culvert at the corner of the 4-way stop. Will contact Chad at Neils Lunceford to look at it and review what we are doing at the north side of rec Center.
 - Will purchase and place three large landscaping boulders to define the parking area at a cost of \$1,000. It was noted that reflectors will also need to be purchased and placed for the snowplow drivers.
 - Rendezvous Trail Access: Will get bids to build a trail alongside the property line of Bldg. 7 from the end of Rendezvous' trail to our bus loop, after Julie checks in with Bldg. 7.

- **Rec Center Update**
 - **Professional Engineer's Report:** The final report from JVA recommends hiring a forensics engineer for the big items – drainage, crawlspace, insulation, etc. Nothing in JVA's report substantial enough to take back to the contractor.
 - **Centarre Meeting:** Rex met with Centarre on August 7 and reported the following.
 - Centarre agreed to remove the panel in the pool room to see if there is insulation in that wall.
 - Crawlspace was preexisting condition so is not a warranty item. Uncover the vents, install window wells. Centarre will do mold mitigation once the drainage issue is solved. We are responsible for vapor barrier.
 - Drywall cracking in clubhouse. Because of the caulk used around the glass doors, the drywall mud is starting to crack.
 - External Grading: Grading was not in Centarre's building plans and no civil engineer was called in. Centarre says they are not responsible.
 - Front Door: Has been working well during the warm season. There is no correlation between the cold and the key lock.
 - Roof: no visible vent on east edge. Centarre says roof installed per drawings. Any rust is from condensation while drying. Gutters are a maintenance issue.
 - **Warranty Items**
 - Have still not received the drawings and thermal study from Centarre.
 - HVAC: one-year extended warranty. Adjustments were made that may take care of problem. Vern says we need to control the cold air coming in.
 - Siding: Dents from gutters are a maintenance issue. The peeling paint has been repaired but need to investigate why it peeled. Oil canning is expected, but there are gaps where one can reach in and pull out insulation. Centarre will check the gaps and recaulk.
 - Window Insulation: Installed per drawing; Centarre will not fix. Cannot avoid with metal window frames.
 - Window Wells: Protects vents. Works in summer but will fill in with snow. Centarre will not provide covers. Vern will need to keep the snow away. Julie made a motion to construct wood or steel tents to put over the window wells at a cost not to exceed \$500. Rex seconded the motion. It passed unanimously.
 - Gutters: The Roofing Company will honor their April bid of \$15, 806 for installing 57 feet of new gutter, 20 feet of downspouts, heat tape, and a snow fence. We would need to hire an electrician to hook up the heat cable. Mark said Beavers could do the roofing job. He will look over TRC's bid and come up with a price.
 - Roof: Centarre says regardless of a snow fence, we need to shovel the roof whenever we get 2' of snow.
 - Insulation: Ceiling insulation was value engineered out during construction. We are in a monitoring mode through winter.
 - Handicap Lift: Centarre will provide the charger.
 - Important Note: Centarre has not bailed on us even though the warranty was over in March. They are willing to take care of things they are responsible for.

- **Other Business**
 - **Parking Policy:** Susan H. presented idea for changing the policy. Was asked to use our current policies on rule enforcement and parking and come back with something in writing that makes it easier to enforce our parking policy. Clear signage would be needed in the lots. It was suggested to review to see if dues match usage. Susan R. said PUD is matched evenly across all units. CMC pays double that.
 - **Reissue Rec Center Cards:** New card reader is on hold for at least one year. Cards for a high-tech reader would be about \$10,000. Owners/guests still reporting problems with access. Mark will get price on new slide cards, 4 cards per unit. Letters would need to be sent to all owners. Expect approximately \$500 for cards and \$300 for the letters.
 - **Scentless Chamomile:** Colorado law requires that landowners remove it. Alice currently pulls the weeds, bags, and puts in the dumpster. Mark will look into what other properties are doing and what can be safely used near the river.

- **Next Meeting**
 - Next meeting on September 24 at 9:00 a.m. at Beavers.
 - Adjourned at 8:30 p.m.