

Hi Country Haus Recreation Association Board Meeting Minutes

September 24, 2017 @ 9:00am

- Call to Order
- Julie Daehn, Susan Roushey, Susan Hauer, Rex Holland, Art Ferrari, Rick Sutton , Mark Johnson (Beavers), and Vern Pernell (Beavers).
- August minutes were reviewed and approved. Will be put on web page and dropbox
- **Financial Update**
 - Financials normal for month, slightly over budget for quarter
 - Co Sec State is showing the association as delinquent, Mark to follow up with Annie to resolve and change notifications to BVM.
 - Dues audit reviewed to assure owner dues reflect county records. BVM to reconcile only units known to be in question.
 - Move from dropbox to Association Online reviewed, no action yet.
- **Operational & Maintenance Update**
 - Sitzmark South: nearing completion. B16 apron outstanding (all others done). Overall project was approx.. \$300k cost to Town
 - South Bridge: Oct, 2nd start. Drawing measurement updated, JVA stamped. JVA will be on-site to review/sign off on work. End of 2nd week of Oct for completion. Steel work first week Redo decking and class C 2nd week.
 - North Bridge sewer work: Done except for re-veg (hydro-seed). Re-routed main thru front and B11 service line replaced.
 - Excel energy needs to coordinate gas line updates under the south bridge, this was delayed on Friday, probably to spring.
 - Work orders
 - Window well covers - ETA Oct.
 - Entrance door signs – ETA Oct. Install \$1000 approximate cost.
 - Fan for fitness room – will order
 - Bids
 - Roof Gutter and Snow Fence: BVM and TRC quotes reviewed. Motion to accept BVM quote passed unanimously.
 - Rect Building/Pavilion Drainage: Motion to approve \$9k drainage budget approved unanimously.
 - Fall cleaning and Winter prep
 - Snowplowing Prep: BVM/snowplow contractor will walk through community. BVM to follow up with city on plowing of newly paved south right of way.
 - Roads: speed bumps to be removed next week. Grading and Class C drop in late Sept/October.
 - Lift station at B12 needs service in coming year - \$4-5k. Repair work was done 3-4 years ago.
 - Pool fall cleaning: closure and cleaning timeframe mid-Oct to end-Oct for week.
 - Programmable thermostats on order & need lockable cover
 - Looking for positive improvement on utilities based on caulking, etc
- **Rec Center Update**
 - Drainage – asphalt done behind rec building, next step is drainage by pavilion
 - Crawlspace/Mold mitigation ready when crawlspace dries out.
 - Gutters & Roof Snow Fence – bid approved, Oct installation.
 - Discussed hiring forensic engineers for mechanical systems and envelope. Agreed on problem definition: Looking to make pool area more comfortable and limit condensation.

- Thermal thresholds bid for doors reviewed. Motion to purchase/install approved unanimously
- **Other Business** – Items from agenda tabled:
 - Parking Policy – Martha/Susan
 - Cancel/re-issue all access cards to rec center
- **Next Meeting**
Oct 24th – 5pm at Hindman 5-7pm