

Hi Country Haus Recreation Association Board Meeting October 24, 2017 @ 5:00 p.m.

- Call to order at 5:00 p.m. Present: Julie Daehn, Susan Roushey, Art Ferrari, Rick Sutton, Susan Hauer, Rex Holland, Martha Headrick, Mark Johnson (Beavers), and Vern Pernell (Beavers). Absent: Alice Lecinski.
- September minutes were reviewed and approved. Will be put on web page and Dropbox.
- **Interim Business**
 - Approved purchase of erosion blankets for the dirt hill behind the Rec Center.
- **Financial Update**
 - Susan Roushey submitted her resignation due to the upcoming sale of her unit. The board thanked her for her diligent work as treasurer.
 - \$50,000 still in construction account. Anticipate it will be spent on Rec Center.
 - Almost all August bills are paid with just a few questions remaining. Vern and Mark will figure it out.
 - May have the quarterly financials for the November meeting.
 - Rex Holland was unanimously approved as the new treasurer.
 - Two signers are required on our accounts. Art Ferrari is a signer; Rex will become a signer.
- **Operational and Maintenance Update**
 - **Major Projects**
 - **Sitzmark South** is complete except for paving Building 16 apron, which will be completed in May or June. There is currently a two inch taper where the paving comes up to the bridge. It should be three to four inches. Rex is following up; it will be resolved in the spring.
 - **South Bridge:** Getting a quote on cement verses wood. Due to the bridge having been constructed differently than it appeared, the existing timbers cannot be reused. New drawings were made. This will allow us to compare costs of cement verses wood, knowing the cement would be maintenance free down the road. Better signs and barricades will be placed to alert drivers to the bridge closure.
 - **Rec Center Drainage:** In process of moving rocks behind the building to allow installation of erosion cloth on the hill. Saving the rocks to build a wall at the playground.
 - **Pool Roof Fence and Gutters** are on order. Should be here Thursday or Friday to install, along with the heat tape.

- **New Items**
 - **Window Washing:** approved \$200 to hire company to wash Rec Center windows.
 - **Data Loggers** to monitor humidity levels. Cost \$200 each plus electrical and UPS hook-up.
 - **Dehumidifier:** Getting bids from Tolin and Stacy. Will have information for next meeting.
 - **Noxious Weeds:** Will require two commercial applications for a total of \$2,450 in the spring.
- **Work Orders**
 - **Window Well Covers:** Will have in a week.
 - **Rec Center Door Signage:** Will have in a week. Pull off the banner and save.
 - **Fitness Room Fan:** No need for large commercial fan. Will purchase a simple box-type fan.
 - **Programmable Thermostats:** On order for hot tub/pool area.
 - **Thermal Thresholds:** On order for the six doors
- **Winter Prep**
 - **Roads:** Grading and rolling.
 - **Pool Fall Cleaning:** Building will be closed week of November 6; laundry room will remain open.
 - **Snowplow Walkthrough:** Mark and Brian will meet early next week. The city will plow the south road to Knob Hill and no further.
 - Winter Park Snow Management to do this. No contract; will give price up front.
- **Rec Center Update**
 - **Warranty Items**
 - **Crawlspace/Mold:** Centerre is onsite and evaluating.
 - **Drywall Cracking:** Centerre will do the repair.
 - **Grout in Women's Bathroom:** Soft and flaking. Centerre is notifying the tile person.
 - **Joist Member:** Pulling away on deck. Centerre is investigating.
- **Other Business**
 - **Rendezvous Retention Pond Wall Maintenance**
 - **Parking Policy:** Martha and Susan did not meet. Next meeting.
 - **Cancel/Reissue Rec Center Access Cards:** Too late to do this fall. The newsletter will include instructions for cards that are not working. Beavers will issue a two-week temporary card to renters who have something from the owner or management company. Beavers will notify the board on a scheduled basis of the units requesting temporary cards. The board will handle notifying those unit owners.
- **Next Meeting**
 - **November 11, 2017 at 9:00 a.m. at Beavers**