

Hi Country Haus Recreation Association Board Meeting

June 17, 2017 @ 9:00m

8:30 Owner Meet and Greet

9:00 Call to order:

Board Members present: Julie Daehn (President), Ruth Spano, Susan Roushey (Treasurer), Art Ferrari, Alice Lecinski (Secretary), Martha Kendrick.

Mgmt Co: Mark Johnson

9:05 Roll Call of Building Delegates:

Delegates present in person or by proxy by Building number: 3, 4, 5(proxy), 8, 12(proxy), 13, 14, 15, 16, 18, 20, 21, 22, 23, 24(proxy), 25(proxy), 26(proxy). (Four Delegates are absent.) The number of Delegates present is sufficient for a quorum.

9:10 Approval of June 11, 2016 Annual Meeting Minutes:

- Building 15 (Joe Francis) moved to approve the minutes. Delegates voted unanimously to accept them as written.
- However,— last year's minutes are inaccurate regarding dehumidifier— there is no dehumidifier.

9:15 Financial Review:

- Last year was spent wrapping up construction. Construction account will be closing. Only one account will remain, the general account. Beavers is now doing our accounting.
- Treasurer's package review.
 - \$6500 in income for the year.
 - Have not made payment on the loan yet. The Board will assess any new costs such as repairing the bridge damage before making a payment.
 - This year we could pay off the loan. We do have cash available and it might prove practical to remove interest burden. Rate is ~4.5%. To maintain fixed rate requires minimum balance in account. (see page 6). The Board will evaluate if paying off the loan is a sound financial decision.
 - Pg 8 shows combined budget. Other pages are just rec center, or just PUD. . Previous years have just shown combined budget as the two are under the same tax ID.
- Questions: Scott Siao compare utility expenses from prior years?
Susan: we are running close to our 6 year averages. Perhaps a little higher, \$3,700. Possibly due to bigger square footage and possible poor insulation. We under budgeted supplies last year. Supply line items are now broken out more clearly. There has been an increase of usage with nice new rec center – so higher costs are expected.
- Questions: Randy Wright- utility cost was \$4000 below budget?
Gas and Elec should go down. Other costs should carry across. Volumes of traffic were higher so added staffing.
- Question of putting in commercial hot tub shells?
Julie current shells are not commercial grade. The original jets were of lower grade and broke. These lower grade jets that were fixed under warranty and replaced with higher grade. The shells are not commercial grade, but the system is commercial grade with a large utility mechanical room. Currently shells are doing fine. Commercial tubs may cost \$10k. Largest ongoing cost is chemicals. Defer to rec center discussion.
- Question on staffing?

Defer to management discussion. Previous years staffing was \$47k. We are significantly less at 23k since only busy Holidays and busy weekends are staffed.

- No picnic this year to save money. Will evaluate next year.
- Dues – no increase in dues. Doing well and building reserves.
- Art Ferrari made a motion to approve budget for Rec Center for 2018. Martha H. seconded. Budget was approved unanimously.
- Martha H. made a motion to approve budget for PUD for 2018. Ed McAleer seconded. Budget was approved unanimously.

9:45 Management Review:

- Mark Johnson:
 - Rec center opens at 6am. Encourages owners to keep it clean. Exercise room is a bit dirty due to muddy shoes. A sign has been posted to wear clean shoes in facility. A change of clean shoes be brought in a backpack. No street shoes are allowed in the pool room.
- Suggestions:

Small bench at entrance to facilitate shoe removal – similar to the bench at the Grand Lake rec center.

Request for fan in the exercise room as it can be stuffy and hot in room.
- Mark Johnson:
 - Card works for 999 days. Owner must come down to get new card. Or renter with rental agreement and old cards.
 - Pavilion is available for rent for exclusive use but club house is not available for exclusive use or outside rental.
 - Rules are posted and are being enforced. Digital security system is in place and has been very helpful.
 - Possibility of paving the roads – would have to go down 18". Are getting bids. Other issues are ahead on the list. Now on hold due to construction. Earliest to talk about it this fall. It might be possible to get engineering help from the town. Highest concern is 4 way stop.
 - The town will be paving to the west of the south bridge. They are currently installing drain pans and will regrade in the near future. The road location is based on survey of property lines and road boundaries and right of way. New drain pans are needed as the town is regrading the entire area. Jeff Oehm (Building 19) has the Engineering design, and is very happy with the drainage design. Road will be paved to bridge. There is a no left turn sign from new commercial businesses.
 - New cisterns in the river near the north bridge will be installed in July. The sewer lines go under the river and there is a manhole in the middle of the river. The work will provide for higher integrity of the sewer line. Grand county water and sanitation will be doing the work. There will likely be road closures. The road will be brought back to current condition. Access to units should be available most times.
 - River levels are high right now. Sand is available at buildings 9 18 21. Can be bagged up by buildings and applied.

- Parking policy and PUD parking is posted on web page. CMC is still using PUD parking, and we continue to work with them on that. They do pay monthly PUD dues. Building parking is on building basis.
- Comments:
 - Building 21 manhole is covered up and can't find it anymore.
 - Mag chloride used to be used to control the dust from the road, but there were many complaints of tree deaths and landscaping damage.
 - Repair the rec center dumpster with new door.
 - Need bear warnings on all dumpsters.
 - Need more dog poop bag dispensers.
- CMC buying committee (Joe Francis, Building 15) has mentioned to CMC that we are interested in buying. But CMC has not found a suitable replacement property. The property was previously assessed at 90000. The committee assessed the property last fall to be around 160-170k.
- Regarding unauthorized use of hot tub and facilities, it is up to owners to police people banging on doors for entry. High traffic times are staffed to insure the building is not being abused. Owners can request that Board start policing but this will add costs to running the rec center. Owners can call police or Beavers if they see trespassers.
- Cards are generic and do not show who is using it. Card readers could be changed to identify/track users. We have gotten bids, \$10k. But put on hold to complete remaining constructions issues. Another option is card re-issue more frequently. Full time staffing would cost approximately \$50k to 60K per year. Part time staffing costs are \$23k. Need no trespassing signs.

10:30 Break:

- South bridge will be repaired to bring it up to code. We have obtained a bid. Will coordinate on construction timing to occur only when the north bridge is open.
- Rendezvous has installed a construction fence on the north end of our property. Rendezvous is constructing a bridge on the south end of their property to connect to the Fraser River Trail. We are hoping that fence will come down.
- Dumpsters, 22, 11, 12, 13 roofs need repair. We have them on our list.
- Solar signs are working well at the front entrances.
- Playground is in place. Thank you Bob Mercer and also thank you Rex. Board will address getting landscaping finalized and remaining gap around the rubber barrier fixed.
- New reserve study is needed. We will do so after all warranty issues are completed. An outside firm will be used to provide an initial list of items all items and costs. We expect to do this in the fall.
- We are looking at moving our web page and documentation to Associations On Line. We will likely move over to that sometime this year.
- Bob asks about changing all the access cards once a year and that the board take that action prior the ski season. (All old cards would be expired.)

10:45 Recreation Center Update:

- Few construction issues are left to do. Were 60 issues. Small and large issues. Cracked tile – to roof concerns. Snow sliding off of roofs etc. Moisture issues etc. Grading and draining issues.
- Julie has talked with our legal advisors on the most effective steps to resolve outstanding issues.
- JVA construction has been hired to provide an analysis of the construction. Met and walked through the building and went through all physical evidence and design plans and drawings. Came through in mid-May. Crawled through the building with Vern P. Final write up will be provided soon. It will review big ticket items such as whether: roof may need shoveling every year, and may need heat tape. Will take some issues back to General Contractor (GC) and see if they will address them. Moisture in crawl space is a warranty item and repair would include improved drainage around the building. Board is/will working diligently on resolving these issues.
- Ruth: water still coming into crawl space. Prior to new construction water seepage was not an issue. Jeff Nelson in Building 5 is helping with these issues. JVA will report on whether negative grade exists and we can take this back to contractor. JVA will note proper mediation measures. Drainage should be fixed before snow season.
- HVAC is built to spec. With some tuning, temperature extremes in the different rooms in the building are evening out. Humidity is still an issue. JVA's analysis will answer if enough ventilation exists or if dehumidifiers are needed. Freeze stat issues exist. The freeze stat shuts off when too cold. GC has extended the warranty to the end of next winter to address the issue. A full HVAC review and thermal study would be separate from the JVA analysis. The cost of a HVAC review would be \$5k. Tolin did review our HVAC design and reports that the existing system is what was designed and what we paid for. A dehumidifier was not in the final plan.
- A records request is required to view the Tolin and JVA reports.
- Jeff Nelson and Don Holland have been great resources in reviewing our HVAC system and suggesting improvements.
- Randy Wright suggest hiring the firm "Engineering Air Balance" to understand and perfect our existing system.

11:45 Questions and answers:

- Building 22 reports weeds in green area. If herbicides are used, be sure to place warning signs. Optionally weeds could be flamed. Grassing over the volleyball and horseshoe pits was discussed.

12:00 New HCHCIRA Board Member Elections:

- Need to fill 3 to 9 positions on the board. Two positions are expiring: Art and Martha. Jeff and Ruth are leaving. Great thanks to Jeff and Ruth. This leaves 4 openings.
- Asking Art and Martha to renew. Art and Martha agree to stay. Bob Mercer seconded.
 - Delegates voted unanimously in approval.
- Ask Rex Holland if she would like to come back.
 - Delegates voted unanimously in approval.
- Rick Sutton from Building 10 volunteers for a board member. Martha seconded.
 - Delegates voted unanimously in approval.
- Susan Hauer was nominated for Board member. Julie seconded.
 - Delegates voted unanimously in approval.

12:15 Adjourn:

Art made a motion to adjourn the meeting. Bob seconded.

Next regular Board meeting will be July 30 at 9:00am in Winter Park at Beavers.

DRAFT