

# Hi Country Haus Recreation Association Board Meeting Minutes

July 07, 2021

1. Meeting was called to order: at 6pm. Those attending were:

Rexene, Alice, Art, Chris, Rick, Joe Francis (Building 15) and Mark (Beavers)

2. The previous meeting minutes were not available and will be presented for approval after Susan's return from vacation

3. Financial update

Rick reported nothing new since annual meeting. Tax statements were prepared and Rick signed as Treasurer.

4. The Pavilion:

Picnic table rearrangement. At the annual meeting an owner recommended that the picnic tables be rearranged to provide more room between them. The Board made the decision to remove two of the oldest tables from under the Pavilion and place them outside by the dumpster or close to the volleyball court. They will be moved back under the Pavilion in the Winter.

This has become a moot point as Rick rearranged the picnic tables and now there is sufficient room in the pavilion to accommodate all tables.

A decision was made to buy a volleyball and net, straighten the poles and trim up the corners for play. No new sand for now.

5. Potholes

Mark reported that Grade C gravel was dumped on the roads and graded. Should be good until September.

6. Light on the North Sign is not working. Mark reported this is a battery issue for the solar panel. A new one will cost \$500 to \$1000. This was approved.

7. Dust mitigation. At the annual meeting one owner requested that we investigate dust mitigation.

Mark to investigate options besides Mag Chloride that are more environmentally friendly. Mark to install one more speed bump between the north and south bridges to slow traffic. Worst dust is between the bridges and up to Rec Center. Focused application of the mitigation slurry could be in this area.

8. Lawn by Pavilion and Building 22. During the annual meeting there was a complaint that the grass in this area was dry. Mark reported that some maintenance was done on the irrigation system in that area and the grass is looking better.

9. Washers and Dryers. There have been complaints that the washers and dryers are not working properly. The company managing these has been contacted. It was suggested that new washers and dryers be procured. This would increase the cost to be comparable with other local laundries. Getting a mix of normal sized washers and dryers and larger sized units was discussed. Getting units that take credit cards and provide a notification of when the laundry/drying is complete will be investigated. Laundry is for the use of guests and owners.

10. Transfer Fees: During previous years we have had income for transfer fees. CMC has asked the question, where is our authority for collecting these fees. HCHCIRA by laws were reviewed as well as building declarations. There is no reference to transfer fees. Mark is going to check with a title company to see what direction they have.

11. Building 3 sign. We have heard nothing from Building 3 or CMC. Will wait for further action until hearing from them.

12. Joe Francis, Building 15, advised that there is a lot more traffic coming the pathway to/from Confluence Park through Building 15's back yard. Building 15 would like to direct traffic from the confluence part pathway between Building 15 and 18 to the parking area and road. Rexene volunteered to get a plat for building 15 to determine if there is an official greenbelt. Joe will talk with Building 15 and Building 18.

13. EV Charging system. An owner has asked if HCH could install an EV charging system. Discussion pursued. There are lots of complications with the installation: electricity, solar panels, concrete pad, snow plowing, control over who uses it. Art and Chris to explore options such as 3<sup>rd</sup> party vendors, grants, etc. Tabled for future discussion.

14. High Country Haus sign on highway 40. An owner has asked that this sign be removed and a newer updated sign be installed. Historically the sign belongs to CMC and HCHCIRA has no control over it. If possible, ask town to remove it. It was determined that we do not need a sign on highway 40.

15. New Trail. Mark reported it is done behind Building 7. Buckhorn has modified their stone wall into useable steps, removed the fallen tree and removed the construction fence between HCH and Buckhorn. They will probably improve the tractor graded path. Rexene will follow up. It was decided to extend the east/west portion of the fence by an additional 4 feet. A sign will be added "To Fraser River Trail" and a sign indicating path to road. This may help eliminate traffic through building 7 and 14.

16. Bridge erosion. An engineering review was done. It was recommended that erosion control measures be undertaken for the east bridge abutments. It was agreed that boulders from along the Buckhorn/HCH property line could be used to mitigate erosion on BOTH the north and south bridges – emphasis on the north bridge's NE corner. It was cautioned not to remove boulders that protect the electrical boxes near Building 7. Remaining boulders should be distributed along the HCH/Buckhorn property line with emphasis **between** the Buckhorn garages to insure no one thinks the vacant area is a through road.

17. Storage box and ski locker break-ins have been reported for Buildings 3, 4, 5, 10, 8.

18. Greenbelt behind Buildings 11, 12 and 13. Rexene to distribute information regarding PUD Greenbelt along Fraser River that allows access to HCH owners and guests to fish the river. It was noted that if a homeowner notes trespassers on **their** Building's property, they should call the police. But not if they are on the greenbelt. Rex will email the Board the plat maps for Buildings 11, 12, 13.

19. It was noted that the railing by the swim spa is loose again. This needs to be fixed.

20. It was suggested that we may need better signs on buildings and some lights are very bright. This will be discussed at a later time.

21. Next meeting 6pm Wed Aug 11<sup>th</sup> via Zoom

22. Adjourned at 7:30m.

DRAFT