

Hi Country Haus Recreation Association Annual Board Meeting June 23, 2018 @ 9:00 a.m.

- **8:30 a.m. Owner Meet and Greet**
- **9:00 a.m. Call to Order**
 - Board members present: Julie Daehn, Rex Holland, Susan Hauer, Rick Sutton, and Martha Hedrick
 - Beavers Management: Mark Johnson and Vern Pennell
 - Roll Call of Building Delegates: Buildings represented by delegate or proxy were 3, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, and 26. A quorum was met.
- **Approval of June 17, 2017 Annual Meeting Minutes**
 - Building 11 moved to approve the minutes, Building 5 seconded. Delegates voted unanimously to approve the minutes.
- **Board and Management Introductions**
 - Up to nine board seats, with four executive positions.
 - Welcome volunteers.
- **Financial Review (Rex Holland)**
 - Two banks: Bank of the West and Citywide
 - Beavers does the accounting. Started this in 2015.
 - DAPCPA reviews all financials on quarterly basis
 - Rex can access Quick Books and bank accounts.
 - First Bank loan for Rec Center has been paid off
 - Deferred payments are down to 17 units and should be complete by 2020.
 - Rex reviews all billings and approves checks.
 - ACH is working well for dues.
 - Separation of duties at Beavers Management protects all accounts.
 - Question by Bruce (Building 23) regarding PUD verses Rec Center accounts. They are not separate accounts but are separated in the budget.
 - Balance Sheet: Cash \$106,554; Total Assets \$446,798.
 - Revenues and Expenses:
 - Road maintenance was up; snow removal was down.
 - Income of \$50,792
 - Proposed Budget:
 - No increase in dues
 - Trying to be conservative
 - Projecting slight increase in utilities
 - Projecting to add \$40,000 to Reserves
 - Known expenses include landscaping and the rock wall behind playground, as well as repairs on the dumpster sheds.
 - Telemark Escrow which goes to road maintenance Hernando's to the North Bridge.

- Don (Building 20) asked if Rec Center loan from PUD is being paid off. Part of loan is from bank and part is from PUD. Paying ourselves the interest.
- Building 20 made motion to approve the budget; Building 26 seconded. Budget unanimously approved.

- **Community Update (Julie Daehn)**

- Rec Center:
 - First year business as usual. Running quite well.
 - Staffing: Not staffed for admittance; cards handle that.
 - Staffed on holidays and weekends
 - Owners should be reporting abuse to Beavers
 - Will issue new cards this year
- Paving has been done all the way to the South Bridge in exchange for giving the road to the town from our entrance to the new turn in. Town will also install a "no left turn" for trucks exiting the drive.
- Mo (Building 11) inquired about speed bumps and said we need more. Currently have three. Discussion followed with many suggestions.
 - Need on the paved area
 - Need two between south bridge and stop sign.
 - Speed bumps need to go to the end of the road, not to a parking lot, as people simply drive around them.
 - Signage saying "Heavy Pedestrian Area."
- Grand County Sewer and Water did not really mitigate when they installed the new cisterns. The buildings are on their own. Building 12 had the most damage.
- CMC: Did not move on buying them out.
- No trespassing signs on exterior of fence at outdoor hot tub, so we can now call the police on unauthorized users.
- South Bridge was upgraded when it was determined the deck could not be removed. Now meets national code.
- Rendezvous: We are trespassing if we cut from Building 7 to their new bridge. The board will continue to work on this.
- Bear signs for dumpsters on to-do list.
- Cables hanging from south bridge are property of CenturyLink, so we cannot touch them. Mark trying to get CenturyLink to take care of it.
- JVA assessment and review of the Rec Center confirmed some of our concerns and gave us information to take back to Centerre.
- Drainage work has been done allowing crawlspace to dry out. Mold mitigation will be done by Centerre. We will have to pay for the vapor barrier.
- Martha (Building 9) is concerned about deterioration of the Rendezvous retention wall. Board will need to discuss with Terry Stanford at Rendezvous.
- Continuing to use Dropbox for the web pages. Have not had the manpower to move pages to Associations Online.
- Need to finish snow fences on pool roof.
- Vapor barrier will cost \$10,000 to \$15,000
- HVAC humidity issues: Received bid from Tolin of more than \$100,000. Will bring in second professional to review.
- Paving discussion. Drainage study would be needed first. Likely a minimum assessment of \$5,000 per unit to pave.
 - Motion made by Bruce (Building 23) to survey the owners for two different paving options: 1) paving the entire community, or 2) paving

from the north bridge up to the Rec Center. Seconded by Martha (Building 9).

- Motion unanimously approved.

- **Property Management Review (Mark Johnson)**

- Rec Center hours are 6:00 a.m. to 10:00 p.m.
- Saturday evening attendant based on demand.
- Moved the table and pool table so owners could meet.
- Card access: Beavers will be open until 1:00 today to sign waiver and pick up new cards. Owner must approve their management companies before the companies can pick up the cards.
- May reissue cards again in a year or two.
- 14-day temporary cards may be issued by Beavers for guests, but owner may be charged if happens frequently.
- Beavers hours are 9:00 a.m. to 4:00 p.m. Mondays-Fridays and 9:00 a.m. to noon on Saturdays.
- Pavilion is available to rent. Contact Beavers. Cannot rent the Rec Center.
- No pets, smoking, or alcohol allowed at Rec Center.
- Security cameras have been upgraded, have motion sensor lighting, and police do drive-bys at the hot tubs.
- Mo (Building 11) said we need "No Diving" sign.
- Will have sign and instructions for outside hot tub lid.
- Discussion about street shoes and mud tracking in at the pool exterior door. Motion by Building 3 to disable the card reader at exterior pool door, pending review by the Fire Department. Seconded by Building 20. Buildings 21, 16, 26, 24, 11, 20, 14, 3, 10, 5, 18, 22, and 13 in favor. Buildings 9, 23, 15, and 8 opposed. The motion was approved.
- Pets must be leashed or under control. Owners need to pick up after their dogs. Will install additional dog mitt dispensers around community.
- Bus shelter will be moved in 2019 from Snow Blaze to the Rec Center.
- Computer and printer in lobby area: Had it cleaned and swiped and added additional security to firewall. Password cannot be tampered with.

- **Parking Policy (Susan Hauer)**

- Proposed new parking policy for the common area lots, which would prohibit commercial vehicles, RVs, and trailers entirely.
- Discussion followed, with owners feeling it was too restrictive for those owners not currently abusing the privilege of parking there when necessary.
- Board will consider the comments and draft a more workable policy.

- **Other Business**

- Ruth (Building 8) asked why we did not get plowed the day we received 20" of snow. Mark replied that it caught everyone unprepared, even the town.
- Inquiry regarding what buildings do for internet service. Can do for each unit individually or entire building. Up to each building.
- Chad (Building 14) asked if there would be any landscaping between the Rendezvous paired cabins and garages and HCH. We really don't have much space to landscape. Mark replied that we need to open up and strengthen communication lines with Rendezvous. They did create drainage.

- **New Board Member Elections**
 - Art and Julie are leaving the board; Rex's term expires
 - Rex nominated Chad Lisowe and Bob Mercer.
 - Julie nominated Rex
 - The delegated voted unanimously in favor of the three nominees.

- **Meeting Adjourned at 12:15 p.m.**

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