

HI COUNTRY HAUS COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION

ANNUAL MEETING MINUTES

JUNE 20, 2020, 9:00 AM

ZOOM Conference Call

9:00 President Rexene Holland called the meeting to order at 9:05 AM.

Board of Directors Present: Martha Hendrick Vice President, Bob Mercer Treasurer, Susan Hauer Secretary, Art Ferrari Director, Rick Sutton Director, Chad Lisowe Director, Alice Lecinski Director, Conrad Hammond Director.

9:05 Roll Call of Building Delegates: All present except for Condominium Management Company and RiverGlen.

9:10 Approval of Previous Meeting Minutes- Art made a motion, Martha 2nd the motion, all approved.

9:15 OLD BUSINESS

Review of Action Items Completed this year- Based on owner & guest demand an outdoor large hot tub was installed. This had been insulated prior to winter. The HVAC system was expanded to reduce humidity. This was based on a recommendation by a consultant retained to oversee the project. Upon analysis the natatorium was only experiencing 25% airflow. He designed an additional system to complement it. During the construction process the building was closed to prevent corrosion due to the lack of air flow. In addition during the shutdown the ceiling was cleaned and repaired. To date the system has been working satisfactorily. Chaise lounges have been added. A new proximity card system had been added in 2019 for added security and control. The system was working very well. Digital cameras have also been added for increased security. This was due to increased vandalism. The new system was working excellent and had been used by the Winter Park Police observing traffic drive by the building. Rex presented charging the owners if their guest, tenant, or themselves were involved in unauthorized activity. Martha would like the delegates to communicate with the owners first.

9:20 NEW BUSINESS

The State of Colorado and Grand County Public Health has closed all pools, spas, and fitness centers until further notice due to COVID. Grand Park Recreation Center has remained open but under strict restrictions. Currently everything is on a reservation basis with strict cleaning requirements. HCHCIRA is not insured against lawsuits from virus/contagion. This was confirmed by legal counsel. Any loss or claim would be borne by the association. The owners would have to cover the lawsuit by a special assessment.

The Grand County Public Health Recreation Playbook was reviewed:

Indoor Pools: Strongly encouraged to limit pool activity to lap swim. Open swim reduce interactions between people not in the same household, establish a reservation system, close a series of lockers and reduce gatherings in restroom, showers, locker rooms, sanitize pool deck once a day, frequently touched services and shared object such as handrails, chairs and tables to be disinfected every hour, surfaces in restrooms and locker rooms cleaned every hour, provide physical cues or guides for chairs, tables, tape on decks, floors, sidewalks and signs to stay at least 6 feet apart. Maximize air ventilation, provide hand sanitizer, wear face masks, drinking fountains cannot be used, bottle fillers are permitted.

Spas/Hot Tubs: 6 feet must be maintained between patrons/households. Hot tubs can only accommodate 1 or 2 patrons. Reservation system needed. Cleaning and disinfecting and protocols the same as indoor pools.

Fitness Area: Separate fitness equipment to allow for at least 10 feet of distancing or limit the number of participants to achieve social distancing of 6 feet or more at all times. Require patrons to wipe down and sanitize all equipment before and after use.

Playgrounds: May be open with social distancing considered. We opened ours last week.

Cost of reopening was addressed:

Laundry: Open 6 hours per day with reservation system to maintain social distancing. Clean/sanitize at least 3 times per day. 1 attendant \$25.00 hourly pay X 3 hours/day X 30 days = \$2,250 per month.

Fitness Center: Open 6 hours per day with reservation system. 1 person per visit due to social distancing requirements/maximum 6 people per day for 45 minutes each. Face masks required. 1 attendant \$25 hourly pay X 6 hours X 30 days = \$4,500 per month.

Pool/Lockers/Bathrooms/Showers/Spa: Open 6 hours per day. 3 attendants \$25 hourly pay X 6 hours X 30 days = \$13,500 per month.

This does not include costs of cleaning supplies/hand sanitizer/wipes/ potentially hands-free faucets, tests for attendants daily/availability of attendants/setting protocols and documenting compliance and legal risk for lawsuits.

To fund the opening of the Rec Center during COVID 19 dues would need to be increased estimated at \$67.00 per month per owner. The Rec Center will not open at this time.

The delegates were then asked to vote to keep the laundry only open and not the pool / spas. The vote was unanimous to close the recreation center in its entirety. This would be contingent on recommendations from the State of Colorado and Grand County.

. Removal of Fence between HCH and Buckhorn (Rendezvous community to the North). The Buckhorn community is interested in taking the fence down between our communities. The fence was installed during construction as a safety measure. Buckhorn is interested in establishing a better trail between our communities so 1) we can access the Fraser River Trail behind Building 7 and 2) so they can access the ski bus in the Winter. The Delegate for Building 7 is not totally opposed to this but the owners on the first floor are concerned about privacy. It was suggested that landscaping be installed

next to the trail to block the windows on the first floor to allow for privacy and current drainage issues be resolved. The Delegate for Building 7 will confer with his owners and advise shortly.

. Financial Review: Our Treasurer, Bob Mercer, requested that Annie Pennell, who develops the financials brief the Delegates.

Balance Sheet: We have total current assets of \$702,619. With the renovation of the HVAC system the Board borrowed \$66,429 from PUD and set up a liability account so it can be repaid over the next two years. Taking this action negated the need for a special assessment. Member's equity is \$3,013,000.

Profit and Loss: There was a loss this year of \$4,932.91 due to the heavy snowfall this year and increased snow plowing and additional road maintenance last spring. We need to keep the roads in good condition to allow for the ski buses. (Roads are in good shape now and did not require as much effort this spring due to all the work last year.)

Budget for 2020/2021: Budget was based on a 6-year average with anticipated net income of \$3,823.04. Additional costs for opening the Rec Center during COVID 19 were not considered at this time. That would require an increase in dues. Budget was approved by the Delegates.

Financials will be provided electronically next year prior to the meeting

Management Review: Mark Johnson went into more detail on completed action items. Vandalism was a problem this last year. There were holes punched in walls, lockers ripped off, the swim pool cover was ripped in two, the pool cue holder was ripped off the wall, the front door closing mechanism was ripped off several times. A high-resolution camera was installed at the front door to identify guests using the Rec Center and to aid in identification of vandals. Additional signs will be posted warning guests that they are on camera. (Cameras are not in the locker rooms or restrooms.) Mark advised that he has a wish list and in a couple of years he is hopeful that we can once again fund a beautification project for additional landscaping throughout the community.

Questions: Most questions were answered during the meeting. One question in particular was why it was necessary to improve the HVAC system in the natatorium as the building is only 5 years old. It was explained that during construction of the Rec Center, certain items were eliminated due to their costs. The HVAC system was one of the reductions with the belief that it would still be very functional and perform as needed without the full design as recommended by the architect. Unfortunately, this was not the case. The installed system was evaluated over a year's period and it was determined that the air flow was only 25% of what was needed to control the humidity. A consultant who specializes in natatoriums and humid environments evaluated the building, designed an addition to the current system to increase airflow, developed an RFP, went out for bids, evaluated the bids and a contract was awarded to Tolin. The consultant monitored the installation of the additional system and coordinated with the Town on permits and inspections and conducted a final test of the system to determine air flow and functionality. We are good to go now. Building is protected. There was no mold detected from the high humidity, peeling paint has been scraped and repainted and the facility is drying out. We are still cleaning the ceiling from moisture that was trapped there but it is decreasing. Lights have been cleaned from corrosion and three lights which have failed from excess humidity will be replaced.

Board Member Elections: 3-year terms expired for two of our Board members, Susan Hauer and Rick Sutton. However, they have agreed to continue on the Board for another 3 years. We had one volunteer, Alice Lecinski. Alice has served on the Board in the past and has graciously volunteered to manage our website and drop box. All three were nominated to serve on the Board and were confirmed by the Delegates. We have a full Board this year with 9 members.

Next years Annual Meeting would be Saturday, June 19, 2021 @ 9 AM.

Rex thanked everyone for there attendance and adjourned the meeting.