**Hi Country Haus CIRA Minutes**

**November 29, 2023**

The HCHCIRA Board met on November 29th.

Those in attendance were: Rexene Holland, Rick Sutton, Art Ferrari, Susan Hauer, Chris Wazinski, Bill Detweiller and Martha Hedrick, Board members and Mark Johnson, Property Manager.

We still need a hostess for the weekends. Pay is $18 per hour. A pass to the Rec Center is included. Work would be on Saturday nights from 4 to 10. On holiday weekends this may extend to Friday or Sunday nights.

**Items in process of being completed include:**

Natatorium front door replacement—outer doors only, natatorium inner door replacement leading into the pool area, natatorium door adjustment to outside deck: Ken Caryl Glass has been contracted and we are awaiting scheduling.

Bathroom rebuild. This is coming along nicely and we anticipate completion no later than December 6th. This was a major project. The floor was removed entirely in both bathrooms, the subfloor was removed in the shower areas, the joists were reinforced, mold mitigation performed, wall tiles were removed on the first 12 inches of wall next to the floor to make sure there was no mold issue or deteriorated studs, the walls between the women’s and men’s showers were removed entirely and rebuilt, a Wedi moisture barrier system was installed in the entire bathroom area to make sure we had no issues in the future with water damage, the entire floor was retiled, showers have been retiled, new drains and fixtures were installed. We are waiting now on grout, sealing and cleanup. We have a 20-year warranty on the Wedi moisture barrier system. Installation was inspected by the company and passed. Town inspected structural issues and passed.

The erosion by the south bridge is being fixed as well as the hole in the asphalt.

We have contracted with a painter to clean up the rust-stained brackets in the natatorium. He will sand off the rust from the beams, prime them with a rust preventer and paint with a high-quality rust prevention paint product. In addition, he has proposed painting the entire natatorium. He will sand peeling paint off all the walls, drywall repair all corners that drywall is coming apart, mud, lightly texture, prime and paint all walls with a high-quality water-resistant paint product to prevent mold and moister again.

**Open items include:**

We are waiting on an Engineering review of our roof to determine if there are any potential areas that are leaking or need fixing. We had a roofer inspect the roof this summer and he found no issues but recommended an engineer look at it.

We have a leak in the natatorium by the back door from the roof. The roofer we used to fix the snow guards is taking a look at this.

We have tried to find a welder to fix the front grate at the entrance to the Rec Center. We are still working on this.

The heat tape that was recently installed needs to be hooked up to electricity. We are working on getting an electrician to do this for us.

We are in open communication with Rendezvous regarding the drainage in their new development behind the Rec Center. They are getting an engineering/surveying review done to see what they can do to mitigate any potential water drainage going into the Rec Center. They have a responsibility to assure their drainage does not impact us.

We are working on a new website that is more user friendly. We will be posting minutes from meetings, newsletters and any general information that is relevant to our community.

A new cover for the outdoor hot tub has been ordered. It is a unique size that needs to be manufactured. We expect delivery within the next 6 weeks. A bubble cover is over the hot tub now. The old cover was there one day and gone the next. It disappeared.

**Fall Closure Items include:**

The concrete below the grab bars to the pool and spas are being repaired so the grab bars don’t come loose in the future. The concrete has cracked so the grab bars come loose easily and don’t stay tight.

The pool decking is being sealed where old cracks were or have recently appeared.

We have a new pool cover and roll out mechanism that will be installed.

A crack was found in the swim spa and has been repaired. Some seals on the plumbing joints need to be replaced.

Normal cleaning at this time includes draining the spas and the pool, cleaning, refilling, cleaning the filters and replacing the sand in the filters.

**Items postponed until spring include**

Aprons by bridges—contractors unable to complete this fall. Will reschedule for May. (Intersection pavement and gutters canceled due to cost.)

Bike station and concrete pad in front of Rec Center

Touch up paint on south bridge—doing in conjunction with aprons

New ski chair pads—trying to find a source.

Wash windows

**Completed Items since the annual meeting in June include:**

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| **Looked at Building 7 drainage--fixed** |
| **Swimsuit dryer in men's locker room replaced** |
| **Volleyball court--completed** |
| **Got someone to look at jets in outdoor hot tub-not strong enough-**  **No cost- effective solution available** |
| **Net and edging for volleyball court--installed** |
| **New weight bench received** |
| **Contacted Centerre for warranty work—declined due to time**  **Period, attorney reviewed** |
| **Got bench for handicap shower** |
| **Fixed water leak by pavilion** |
| **Repaired handrail for swim spa** |
| **Heat tape/gutters/down spouts on roof--repaired** |
| **Shower caddie installed in handicap shower** |
| **Checked jets on indoor hot tubs** |
| **Got rid of broken weight bench** |
| **Ranch Creek versus Waste Management evaluated-no change** |
| **Lift station maintenance completed** |
| **Calked around hot tubs/wall** |
| **Weed whacked behind Rec Center** |
| **Recalked behind building** |
| **Dark sky porch lights ordered for building 8.** |
| **Requested Engineer inspect bridges--completed** |
| **Pool stair bars loose—tightened** |
| **New cover/mechanism for pool ordered/received** |
| **Re-Install dog bag dispenser at building 15 by path** |
| **Repaired roof vent--Tolin** |
| **Replaced air handler--Tolin** |
| **Weeds by front door pulled** |
| **Replaced dog bags in empty dispensers** |
| **Contacted Dan Sunday to get sign for laundry area—stickers**  **Applied to machines with contact information** |
| **Reserve analysis by Association Reserves ordered/received** |
| **Monitor pavement by North Bridge--ongoing** |
| **New latches put on dumpsters where bears invaded** |
| **Dumpster repairs completed—shortened and trim replaced** |
| Meeting adjourned. Next Board meeting is scheduled for January 24, 2024 at 6 p.m. via ZOOM |
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