

# Hi Country Haus Newsletter May 2026

The Board met on May 27th. Here is a summary of what was discussed:

## **Action Items Completed:**

The air handling system was installed in the natatorium.  
A sign was ordered for No Event Parking by building 18  
Road maintenance was completed  
Speed bumps were installed  
The culvert under the road was cleaned out  
The volleyball net was set up

## **Action Items:**

The swim spa is failing. The piping has been siliconed over to help prevent leaks. However, it is leaking from the crack in the bottom. As a result, the base supporting the swim spa is deteriorating. We are looking at a new 6-person hot tub shell. This should fit into the rec center without having to remove windows. The floor will need to be extended to cover the hole where the swim spa is now. We cannot find a simple hot tub shell that will fit in the same space as the swim spa. Getting a new swim spa in the building would require removal of windows, which is not ideal. Swim spas are deeper than normal hot tubs. We are trying to schedule this for fall closure. The swim spa should be OK until then. It just needs a lot of maintenance currently to keep it from leaking.

The heat exchanger has gone out for the swim spa. The heat exchanger was 14 years old. A new Raypak system was ordered for the swim spa. This includes the heat exchanger and the mother board. This will be compatible with any new hot tub we decide to install.

Turner Morris is giving us a quote to repair the metal roof where it has been temporarily patched and a second quote to replace the entire metal roof. One section of roof was damaged when we had the snow avalanche on the roof and it ripped the air duct off the roof.

We are looking at insurance options. Our current insurance carrier does not want our business due to the number of short-term rentals in our community.

We will be redoing the dumpster shed for buildings 22, 11, 12 and 13. There is a drainage issue because the shed sits too low to the road. We have tried regrading the road around the shed and putting in a ditch to move water away, but this has not worked well. We are going to remove the shed, inspect the current pad to make sure it has not deteriorated, then pour a higher concrete pad over the original one, and replace the shed.

We are in drought conditions for Grand County. Information will be sent out separately.

The annual delegate meeting is scheduled for June 27<sup>th</sup> starting at 8:30 a.m. for a meet and greet. The meeting will start at 9:00 a.m. The Board is not sure what fire restrictions will be in place at that time. If fire restrictions are enacted by the county, there will probably be restrictions on charcoal grills. As such the Board has decided not to have a picnic after the meeting this year. We investigated catering but the price was excessive. We hope everyone understands. Instead, we will offer more breakfast items at the meet and greet.

Financial statements including the budget for this next fiscal year, the new proposed dues spreadsheet, proxy statements and an agenda will be sent out prior to the meeting for everyone's review. We look forward to seeing all delegates at the meeting. As in past years, owners cannot attend as active participants. Owners should discuss any issues or concerns with their delegates who can then address these at the meeting.

There are two vacant positions on the Board. Please let me know if you are interested in volunteering.

Rexene Holland, President

Art Ferrari, Vice President

Rick Sutton, Treasurer

Susan Hauer, Secretary

Martha Hedrick, Director

Eric Schmitz, Director

Kes Parakininkas, Director