

Hi Country Haus CIRA Newsletter

January 25, 2024

Hello Delegates. It is extremely important that we get information out to the owners in our community. The HCHCIRA Board depends on our delegates to relay this information. Please forward this newsletter to your owners.

The HCHCIRA Board met on January 24th.. Here is a synopsis of what was discussed.

We have hired a host for the Rec Center. We are paying \$20 per hour. The host will, in addition to hosting, will perform some minor maintenance issues. This starts this Saturday from 4 to 10 p.m.

Items completed since last newsletter in November include:

Bathrooms rehab	Completed
Bent floor grate under front door	Completed
Paint the natatorium	Completed
Touch up paint from leak in natatorium	Completed
Plan to fix erosion by south bridge	Completed
Heat tape not working	Completed
Fans making outside noise	Completed.
Fix concrete under pool/hot tub grab bars	Completed
Rust inhibitor and paint on brackets in natatorium	Completed
Install new pool cover/mechanism	Completed
Normal twice a year cleaning/draining/filling	Completed
Leak fixed in swim spa	Completed
New railings by back door to natatorium	Completed
Front door replacement	Completed
Natatorium door replacement	Completed

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. The engineer we thought would do this for us is not interested as it is not his expertise. We are continuing to look for an engineer with roofing expertise.

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. You can visit this website by looking up Hi Country House Winter Park. It is in the same spot as the old website.

A new cover for the outdoor hot tub has been ordered. It is a unique size that needs to be manufactured. In the meantime, the old cover was repaired and is being used.

Erosion by the south bridge was repaired. There is a hole in the asphalt that will be filled.

The concrete below the grab bars to the pool and spas was repaired however the bars are still a little loose. We will continue to look at this and come up with long term solutions.

The pool decking needs to be resealed. We had an expert look at this and provide guidance. This will be done in the spring as we will need to shut down for a couple of days.

Natatorium doors leading out the the deck need new brackets and then will be adjusted to seal the doors better.

Dog bag dispensers were refilled but there is a large demand. Some dispensers are empty. These will be refilled. We ordered 4 cases of mutt mitts and these should last a while. We appreciate everyone picking up after their pets.

The snowplow driver with Mountain Madness ran into a car by building 9. They are willing to pay for damages if the owner comes forth. The license number will also be tracked to see if the owner can be identified.

Signage in the community was discussed. It is preferable that all building signs are consistent and have the HCHCIRA logo.

The ice at the parking area for the rec center will be sanded.

Items scheduled for 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

The next Board meeting will be February 28th at 6 pm. Via ZOOM.

Rexene Holland, President

Art Ferrari, Vice President

Susan Hauer, Secretary

Rick Sutton, Treasurer

Bill Detweiler, Director

Martha Hedrick, Director

Chris Wacinski, Director

Kes Polar, Director

Mark Johnson, Property Manager

