

**Hi Country Haus Recreation Association Board Meeting
October 22, 2025 @ 6:00 p.m. via ZOOM**

- Call to order at 6:00 p.m. Present: Rex Holland, Susan Hauer, Martha Hedrick, Art Ferarri, Rick Sutton, Kes Polar, Eric Schmitz, and Mark Johnson (Beavers).
- Minutes approved from August and September meetings.
- **Financials**
 - Three buildings have been significantly in arrears with their dues. Bldg. 11 has paid in full. Verbal commitments received that checks will be sent from Bldgs. 6 and 12.
 - Discussion was held on assessing interest fees for those accounts overdue.
 - Mark will contact attorney David Furman to put polity in place.
 - Will notify both building president and delegate when late fees applied.
- **Action Items Completed**
 - Culvert cleaned out.
 - Fire mitigation review of our community confirmed with Fire Department. Will do in three stages and is to be completed prior to annual owners meeting in June.
 - Sprinklers blown out.
 - Dumpsters repaired as needed.
 - Worked on the drain by Bldg. 22. May need new raised concrete pan next spring..
- **Action Items**
 - Rec Center Roof: Castle Roofing backed out of job as they are unsure how to do it. Now working with the Roofing Company but have not yet received information. The patch we have now is very good and will hold us through.
 - PVC pipe repair for outdoor hot tub should be completed by Spa Man this week.
 - Speed bumps being removed this week. Minimal potholes to fill.
 - Will order new swimsuit dryer to replace the broken one in the men's locker room.
 - Fall closure of Rec Center for cleaning and maintenance is scheduled for November 2-7.
 - The swim spa bowl is leaking. The Spa Man has quoted \$40,000 for a replacement, with numerous jets and seating around the perimeter and a swim spa in the middle. The board approved purchasing for \$40,000.
 - The email list for all presidents/delegates has been updated except for three more additions. This will be completed shortly..

▪ **Open Forum**

- Art commented on the progress being made on the yellow building. Also reported numbers are still being looked at for the Gondola project to town but getting closer to a yes or no and looks promising.
- Martha thinks we should inform owners of the Short-term Rental (STR) requirements. Rex will include info in the newsletter, and we will provide a link to the town's policy on our website. Art added that the town now has two enforcement officers and is trying to look into who is cheating the system.
- Rick inquired about how the snowmaking was coming, and said our complex is looking good.
- Eric reported that there are many nails and screws sticking out on the inside of the dumpster doors creating a risk for potential injuries. Asked Mark to look into this.
- Susan reminded Mark that we should chain up the picnic tables now before the snow falls and they are pulled out to use in making jumps on the sledding hill.
- Rex expressed her concern about overbuilding in town and the valley. Also said to be aware when you receive your tax bill as assessments are based on new builds. She wants everyone to know you can appeal and dispute increases.
- Art said the two biggest builders in our area are building in phases and the properties are being absorbed. He also stated there are protections in place to keep our current property assessments from skyrocketing.
- Martha wants the board to be more proactive than reactive, and wants us to be better stewards and provide more information to owners in the future.

▪ **Next Meeting**

- **Wednesday, November 19 at 6:00 p.m. via ZOOM**
- Adjourned at 7:00 p.m.