

HI COUNTRY HAUS
COMMUNITY IMPROVEMENT AND RECREATION ASSOCIATION
ANNUAL HOMEOWNERS MEETING

Agenda

Saturday, June 22, 2019 9:00 am

Welcome and Call to Order: Rex Holland, Board President, introduced the Board of Directors and welcomed the membership to the meeting. The remaining Board of Directors members in attendance were Martha Hedrick, Bob Mercer, Chad Lisowe, Suzanne Hauer, Rick Sutton and Alice Lecinski. Property Managers Mark Johnson and Vern Pennell, along with Minutes Recorder Janene Johnson were also present.

Roll Call of Building Representatives: Rex Holland ascertained that a quorum has been met, with more than 50% of the buildings being represented. Buildings that are represented at today's meeting, either in person or by proxy are: 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26.

Approval of Last Annual Meeting Minutes: The minutes from the meeting held on June 23, 2018 were reviewed. Jeff Snoy from Building 20 made a motion to approve the minutes as written. Motion was seconded by Art Ferrari from Building 4 and the motion carried by unanimous vote.

Financials: Board member Chad Lisowe presented the financial statements for the period ended April 30, 2019. A general discussion was had regarding the balance sheet and the income/loss statements. Chad mentioned, upon bringing up the subject of the budget, there are very few changes to the budget and there will be no increase in dues. John Hutchins from Building 5 moved to approve the financial statements as presented. Bob Mercer from Building 18 seconded the motion. During the discussion period, several items regarding the entities, reserve study and whether or not the PUD could lend money to the Recreation Center were brought forward by those present. The financials represent both entities but the budget separates the amounts between the two entities. There is a proposal of an additional \$11,583 for next year that will be able to be put into the reserves. The surplus in the budget for the current year was approximately \$7000. The motion carried by unanimous vote.

Rex Holland requested a vote to approve the rollover of the \$7000 surplus to reserves. Martha Hedrick from Building 9 moved to approve the rollover to reserves. Bruce Jakosky from Building 23 and the motion carried by unanimous vote.

Management Review: Property Manager Mark Johnson reviewed the list of action items that have either been completed or have yet to be completed, descriptions of which were included in the meeting packet. Mark mentioned that the pool area is running at too high of a humidity level and this issue will be resolved in the next several months. Vern

Pennell spoke to the replacement of the “knuckle head” pieces of the accessible showers in both the men’s and women’s bathroom. This issue has been resolved to the best of their knowledge. Mark discussed the future use of a proximity card which will work better than the swipe card and will be able to offer reports on use. Mo Madigan from Building 11 made a motion to mail the cards to the homeowners at no cost to the homeowner. Art Ferrari from Building 4 seconded the motion. Much discussion as to the logistics, timing, etc. was had. Rex Holland will send out a newsletter with the final details. The motion carried by unanimous vote.

Mark then turned to the discussion to a bus stop in front of the Recreation Center. The design of the actual stop is being discussed, the best idea for this stop is installing one of the chairs from the old Zephyr chairlift. Questions from the membership were brought up as to whether or not this was something that was needed. No motion on this issue was made.

Mark brought up a discussion on the development of the Rendezvous property. They have discovered drainage issues and these issues have been brought to the attention of the developers at Rendezvous. Discussion ensued regarding working with Rendezvous and working with the Grand County Water and Sanitation district regarding the issues and possible solutions.

The discussion then turned to the apron by Building 16 and 17, which is the only remaining portion of the road project on the southern edge of the property to be completed. Mark also discussed that the existing outdoor hot tub will be replaced with a newer, bigger commercial-grade hot tub. By far, this is the most used amenity of the Recreation Center. The old hot tub will be sold to offset the cost. The discussion then turned to whether or not to keep maintaining or even replacing the shampoo dispensers. It seemed that the majority of the membership agreed to remove the dispensers. A deck shower was also mentioned as a good alternative. Soap dispensers at the sinks should also be reviewed. Rex Holland asked Vern and Mark to look into a soap dispenser with general body wash and remove the shampoo and conditioner.

Presentations: Sky Foulkes from the Winter Park Resort was present to give the membership an update on what is happening up at the resort. Jerry Vernon, Parks and Trails Manager with the Town of Winter Park, was present to give a presentation on what is happening with the Town of Winter Park.

New Business, Questions and Answers: A building member present asked about what solutions could be researched to keep the dust down from the roads throughout. The Board of Directors will research some alternative solutions. Martha Hedrick brought up the idea of trying to make an entire building no-smoking, which doesn’t sound like a feasible possibility. Mark brought up a discussion on trash removal for not only this complex but throughout Grand County due to the lack of a dump and the need to transfer trash. He asked for everyone, as Building delegates, to have this conversation with the rest of their buildings. This topic will be added to the newsletter.

HOA Board Member Elections: There are 3 vacant Board member seats available and so far, there are only 2 people that will run for those seats. Art Ferrari has volunteered for a position as well as Conrad Hammond. The membership present at the meeting agreed with appointing these two homeowners to the Board of Directors.

Adjourn: The meeting was adjourned at 11:35 am.

DRAFT