

25Hi Country Haus Community Improvement and Recreation Association

Annual Meeting Minutes

June 20, 2021, 9:00 AM

ZOOM Conference Call

9:00 President Rexene Holland called the meeting to order at 9:05 AM.
Board of Directors Present: Martha Hendrick Vice President, Rick Sutton
Treasurer, Susan Hauer, Secretary, Art Ferrari Director, Alice Lecinski Director,
Conrad Hammond Director. Mark Johnson BVM Property Manager.

9:05 Roll Call of Building Delegates: We had a quorum of delegates and all board members.

9:10 Approval of Previous Meeting Minutes- Art made a motion, Martha 2nd the motion, all approved

1. Year-end financials were reviewed. We have \$196,676.43 in operating cash. We have \$461,803.16 in reserves. We had a preliminary excess of revenue over expenses of \$77,411.09 for both Rec and PUD. To avoid taxes, we proportionately put this back into reserves. This resulted in Rec Center repaying the loan to PUD for the natatorium humidity project last January. The Board had borrowed money from PUD to fix the humidity problem in the natatorium in lieu of a special assessment. We currently have \$38,339.79 in Rec Center reserves and \$423,463.37 in PUD reserves. Some owners have asked for refunds of dues payments because the Rec Center was not open for 15 months. That would have resulted in an average refund of \$254 per owner, depending on the size of their unit, or \$16.98 per month. In lieu of refunding this amount, it was placed in reserves to cover future expenses.

2. The budget for 2021/2022 was reviewed and approved.

3. OLD BUSINESS:

It was noted last year that there were wires hanging under the South bridge. This was remedied.

The swim pool cover was torn by vandals last year and this has been replaced.

The laundry facility was opened a month ago.

Roads were graded partially, and speed bumps were installed.

A light pole was removed by Building 7 to help with light pollution.

The pavilion was opened for reservations this summer. Please contact Beavers for information on how to reserve a time. Owners@bvmlc.com

The playground was opened.

The outdoor hot tub was insulated.

Rugs were received for the Rec Center to help collect water from the pool to avoid slipping hazards.

The pathway behind Building 7 was completed.

4. NEW BUSINESS:

The Delegates voted to open the Rec Center. There are no local public health orders in place from Grand County. The Grand County Rec Center in Fraser stopped taking reservations effective June 20th. The Rec Center will be cleaned daily in lieu of 3 times a week. This will continue until we are comfortable that COVID is no longer an issue and then we will go back to cleaning 3 times per week.

Some erosion was noticed at the bridges. A professional engineer looked at it and did not see a major issue. We will put some rocks in to help with future erosion.

Bob Mercer, who was a long-time Board member, has left the community and relocated to Florida. Bob was responsible for getting a new playground for

the community. We are getting a sign in his honor and naming the playground Mercer land.

We have new chaise lounges for the natatorium. New chairs to match have been ordered.

The trash expense is now topping \$45,000 per year. This is one of our most expensive items. To help reduce this, we tried having trash picked up every two weeks during off season times. This would work except for owners/contractors remodeling and using the dumpsters for their trash. Owners and contractors are encouraged to get roll-offs for their remodeling trash. We also have a problem with trash being placed next to the dumpsters. This costs us \$80 every time a collector must get out of their truck to pick up trash. This gets expensive. We also have a problem with people coming into our community from outside our community to dump trash. It was suggested that locks be placed on dumpster buildings, but this did not seem feasible, nor would it solve the problem. It was suggested that fake cameras be placed on dumpsters with signs stating there would be a \$500 fine for unlawful dumping. The Board is going to consider all options and decide of what we can do to decrease the cost of trash collection. It should be noted that the trash schedule for pickup can be changed within a 24-hour window.

There is a recycling center in Fraser. It is called THE DROP. This is information from their website.

Following a County-wide Waste Diversion Study, a need and opportunity for a recycling and trash drop-off facility was identified for the Town of Fraser. We then received funding from the Colorado Department of Public Health and Environment to fund the facility that went on to be named The Drop.

The Drop compliments the Town's initiatives to sustainability and lowering greenhouse gases (GHGs). When products are made, distributed, and disposed of, harmful GHGs are released into the atmosphere. Pay-as-you-throw (PAYT) programs naturally encourage users to dispose of waste less and recycle more which can reduce GHGs significantly.

If more owners were to use this option, we would have less trash and could potentially save some money. THE DROP is located at 440 GCR 72 in Fraser about a quarter mile south of Safeway and Murdoch's intersection on CR72 right across from the Fraser Tubing Hill. The hours are Wednesday, Saturday and Sunday 10 am to 6 pm.

We are considering getting new washing machines and dryers. The new equipment allows for credit card purchases and notifies the owner/guest by phone text when the load is completed. The cost of doing a load of laundry will increase to \$4.00. This is in line with the laundromats in the community. One owner advised that the town laundromats hold a larger load than our current machines. The Board will investigate this.

It is noted that the Delegate responsibility includes sending information to their owners. Also, when a delegate changes in a building, they should use the form on the website under owners' corner to officially request the change so we can update the Delegate listing and keep current.

Grand County is under a Stage 1 Fire Restriction. Campfires allow in authorized pits, no open burning, no smoking outside a car or a home. Check out the Grand County website for additional information.

5. MANGEMENT REVIEW: Mark Johnson, our Property Manager advised that we are not collecting transfer fees as required in our bylaws. Management companies as well as companies processing closing documents will be notified.

6. QUESTIONS/CONCERNS:

The pavilion is crowded with picnic tables. It was suggested that some be moved from under the covered pavilion. The Board will investigate this.

There are recurring potholes at the North bridge. The Board will look at putting in aprons to help with the potholes.

Potholes were identified throughout the community. We had a preliminary grading, but it appears that we need to once again grade in certain areas but not the entire community. The Board will investigate this. Some potholes could be considered reverse speed bumps.

It was pointed out that the light on the North sign was not working. It was suggested that the battery needs to be replaced. This will be checked out.

It was requested that we do dust mitigation on the roads as this may be a dry season. There are some environmentally safe chemicals for this purpose. The Board will investigate.

A Delegate noted that the lawn by the pavilion and by Building 22 is dry and is in need of water. The Board will investigate. It is noted that with the draught conditions, we may have water restrictions this summer.

Some vandalization was noted with a group of young adults partying and there was concern that the door to the laundry facility was propped open during cleaning.

An obstacle for growth in Winter Park and Fraser was discussed. Xcel Energy has no gas connections available for new builds. They have reached their maximum limit based on gas lines that are currently available. They will need to install new lines to accommodate new builds. This could take into 2022 or 2023 to resolve. Current construction may switch from gas to solar and electric.

When group emails are sent, please be careful in your response when replying to all addressees. Not all addressees need or want to be included.

7. BOARD MEMBER ELECTIONS:

Rexene's term on the Board is up but she is willing to volunteer for another 3 years if the Delegates are interested. We have two additional vacancies on the Board. We have two volunteers to fill these positions—Bill Detweiler, building 7 and Chris Wacinski, Building 12. No other volunteers came forward at the meeting. All three were elected to serve three years.

8. NEXT ANNUAL DELEGATE MEETING: This will take place next year on June 25th. At this time, we are hopeful it will be an in-person meeting with a picnic for owners afterwards.

Rexene Holland

President, HCHCIRA

Current Board Members:

Art Ferrari, Vice President

Rick Sutton, Treasurer

Susan Hauer, Secretary

Alice Lecinski, Director

Martha Hedrick, Director

Conrad Hammond, Director

Bill Detweiler, Director

Chris Wacinski, Director