

HI Country Haus Community Improvement and Recreation Association

Annual Delegate Meeting Minutes

June 25, 2022

ZOOM Conference Call

President Rexene Holland called the meeting to order at 9:05 AM.

Board of Directors Present: Rick Sutton Treasurer, Art Ferrari Vice President, Alice Lecinski Director, Conrad Hammond Director, Susan Hauer Secretary, Chris Wacinski Director, Martha Hedrick Director.

Susan Hauer stated all building delegates were present except for RiverGlen & Condominium Management Company. Rex stated with had a quorum to conduct business.

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

Rex then introduced Nick Kutrumbos Mayor of the Town of Winter Park. Mayor Kutrumbos spoke and updated the delegates on many current summer events. Winter Park Resort had opened for the summer. The Blue's Festival was scheduled for this same weekend at Hideaway Park. The Town budget had increased due to rising costs but also some municipal projects; employee housing plus the much-anticipated transit center located on County Road 5 in Fraser. Nick mentioned finding drivers for buses has been a challenge. Within the next ten years the bus fleet will be converted to electric. The transit center was partially funded by a grant from CDOT. Marijuana restrictions have been lifted in the town; three licenses will be issued, 2 ½ percent of the sales tax will go to mental health. The town continues to work on workforce housing. The owners of Cooper Creek have proposed a gondola and ski back hill. Information on this development is on the Winter Park website. Public approval will be solicited in August. Registration plus fees will be required for all short-term rentals. There was no update on the uncompleted buildings on Hwy 40. The future of the Beaver Village Lodge is up to the current owners. Various uses have been considered. There will be no firework displays in Winter Park this year. Check out the town's website for more information for Winter Park initiatives.

Rex thanked Mayor Kutrumbos for taking the time to attend the meeting and update the delegates.

Financial Status: Expenses for the Rec Center were \$51,894 over budget. Expenses for PUD were \$39,412 below budget. Net income was a minus \$6,950 which will come out of retained earnings. Reserves of \$106,103 have not been distributed to their respective accounts as of this meeting. Rec reserves were \$68,339. PUD reserves were \$434,788.

The budget for 2022/2023 was then presented. Two budgets were reviewed: Rec Center & PUD. The budget for Rec increased over the current year necessitating an increase in dues, they have not increased since 2013. The budget for PUD was the same as last year. Two options were presented. One approach left the amount going into PUD reserves at \$40,000. The other approach reduced this amount to \$20,000. The second approach reduced the overall increase in dues by \$5.00 per owner in total. Budgeted Rec reserves remain at \$40,000. We are trying to increase the Rec reserves to cover future expenses.

The budget was put to vote by the Delegates, it was determined the dues increase with a decrease in PUD was the majority decision.

- Fifteen delegates voted in favor of decreasing PUD to cover part of the increase for Rec.
- Five delegates voted to keep PUD at \$40,000 and raise Rec dues.

Reserves going into Rec remain at \$40,000. Reserves for PUD will be reduced to \$20,000.

Old Business,

- The trash schedule during non-peak times was reduced to every two weeks.
- The felt on the pool table was replaced as well as the pool cue holder.
- Electric hand dryers were installed in the bathrooms.
- Credit card readers were added to the washing machines and dryers.
- Some street light fixtures were removed as it was determined they were not needed.
- A larger pump was installed on the outdoor hot tub.
- A weekend staffer was hired for the Rec Center.
- The shower handle in the men's bathroom was repaired and additional cartridges are on hand.

5. New Business:

- We have a bike station, and it will be installed at the Rec Center.
- Roads were graded and speed bumps installed throughout the property. Four additional speed bumps have been ordered.
- Motion detector lights will be installed on all dumpsters.
- Ceiling lights in the natatorium are being replaced and the ceiling will be cleaned.
- Broken tiles in the laundry room will be replaced.
- The lights in the indoor hot tub and swim spa have not been working and will not be replaced. The Board decided that there is adequate light in the natatorium, and these are not needed.
- The Board is working on installing a volleyball court.
- Horseshoes have been installed. The poles are covered with orange buckets with the horseshoes under them.

A presentation was made to pave the intersection by the north bridge to protect the bridge and to eliminate the potholes that form from traffic. This would include gutters and drainage. A similar approach is being considered for the south bridge. A question was asked regarding the need for a storm sewer. This will be researched. A copy of the presentation was sent to all delegates to share with their owners. Positive feedback was received and the Board will pursue this improvement to the intersection. Cost is between \$60,000 and \$70,000 for the north intersection. This is a PUD expense.

An additional presentation was made regarding dark sky lighting. This is consistent with the goals of the town of Winter Park. This encompasses the replacement of porch lights, building lights and flood lights with new fixtures or shields. The Board advised that fixtures would be purchased out of PUD funds to buildings that are interested. Cost is approximately \$4,000.00 and will come out of PUD. Buildings that have already replaced lights with dark sky cannisters will be compensated at the current rate of new

cannisters. Delegates were asked to poll their owners and let Rex know which buildings were interested by July 11th. A copy of the presentation was provided to the delegates to share with their owners.

There are currently no fire restrictions or watering restrictions.

_Questions/Concerns:

- Dust mitigation along the road by buildings 11, 12 and 13 was brought up. We have used mag chloride in the past. This is not good for the environment and does not last throughout the season. Four speed bumps will be placed along this part of the road.
- The phone in the Rec Center was reported as not working. This will be checked out as well as the police number posted.
- The laundry in the Rec Center is still being used by maids. A sign was posted saying no commercial use. House cleaners have been given proximity cards by owners. Owners and management companies will be reminded the cards are restricted for the exclusive use of owners & tenants.
- The Board will follow up with the Competition Center regarding the vandalism that occurred last year in the natatorium.
- All dumpsters will be inspected, and repairs done as needed.
- A suggestion was made to install a basketball hoop. The Board will discuss this in the future.
- It was noted by several owners that unwelcomed guests continue to slip in the back door by the pool. The door is being propped open. The board will investigate an alarm system.
- The Board was asked if building signs will be replaced in the future. There is no initiative at this time, but the Board will discuss.

Board Member Elections:

Three members of the Board have completed their 3-year term. (Art Ferrari, Martha Hedrick, and Conrad Hammond) All three have volunteered to continue for another three years. There were no other volunteers. The delegates voted unanimously to retain all 3 candidates.

Rexene thanked everyone for their attendance and adjourned the meeting.

The Board remained and elected officers for the next year. Officers remain the same as in the previous year.

Rexene Holland, President, HHCIRA

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

