

Hi Country Haus CIRA Newsletter

May 22, 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 May 22nd. Here is a synopsis of what was discussed.

The 2024/2025 budget was discussed and is ready to present to the delegates at the annual delegate meeting. A copy will be sent out prior to the meeting. PUD dues will remain the same. Rec dues will increase slightly as we need to increase Rec reserves. PUD dues are assessed by unit. Rec dues are assessed by the number of bedrooms. Here is a summary of the increases per month.

COMPARISON OF REC AND PUD DUES FROM 2023/2024

Number of Bedrooms	REC Dues 2023	REC Dues 2024	Variance	PUD Dues 2023	PUD Dues 2024	Variance
1	55.73	61.47	5.74	45.17	45.17	0
2	69.66	76.83	7.17	45.17	45.17	0
3	83.59	92.19	8.6	45.17	45.17	0

The year end financials will be distributed to all delegates prior to the annual meeting.

The Rec center was cleaned during the spring closure. Two items remain. We are resealing the pool deck. There are small hairline cracks in the deck that need to be repaired. We will then put an epoxy coating over the area, same as we currently have. This will be time consuming and we will do it in segments around the pool. The pool will be open but certain areas will be closed off as we are repairing the cracks. The second will be a brief closure of the swim spa to replace the sand in the filter.

The concrete apron was poured for the south bridge. The town is requiring that it cure for at least 20 days before we can open the bridge. We will then pour the apron for the north bridge. The pad for the bicycle station was poured at the same time as the south bridge.

The south bridge is going to be sanded and repainted as some rust spots have appeared. The ski chair will also be primed and painted at the same time.

A new pool cover was received for the outside hot tub.

We are considering a change in our trash companies. We are looking at a local company, Ranch Creek. We are in the process of getting referrals. Cost is the same as Waste Management.

We are waiting on a report from our roofing engineer regarding the leaks we experienced last winter in the roof.

The roads will be graded and speed bumps installed. We are going to change the grade by the building 22 dumpster so water flows away from the dumpster. Speed bumps will not be placed by building parking areas as cars just go around the bumps.

Owners are reminded that cars/vehicles cannot be left over 24 hours in common parking areas. The exception would be if the owner gets a permit from Beavers and displays it on their vehicle.

The annual delegate meeting will be held on June 22nd at the Rec Center. Meet and greet will start at 8:30 am. Coffee and snacks will be provided. The meeting will start at 9:00 am. This is a delegate meeting. Owners can attend but cannot participate. If owners have comments/issues they want presented, they should provide these to their delegate. A picnic will follow the meeting probably around 12:30. We will grill hamburgers and brats. A postcard reminder will be sent out.

Rexene Holland, President
Art Ferrari, Vice President
Susan Hauer, Secretary
Rick Sutton, Treasurer
Martha Hedrick, Director
Chris Wacinski, Director
Kes Polar, Director
Mark Johnson, Property Manager