

Hi Country Haus CIRA Newsletter August 27, 2025

The Board met on August 27, 2025. Here are the highlights from the meeting. Please share this with your owners.

Financials through July 31st were reviewed. We have \$355,188.44 in current bank accounts. Total current assets are \$488,597.90. Current liabilities are \$60,957.39.

We have accounts receivable of \$52,595.44. Of these \$18,346.37 are late 91 days and over, \$8,123.77 are late 61-90 days over and \$9,285.07 are late 31-60 days over. The Board has asked Beavers to contact the buildings responsible for these late dues.

PUD reserves are \$372,365.09. Rec Reserves are currently negative \$6,668.76.

Net operating income was \$23,263.97.

Action Items:

A No Event sign was purchased and will be installed by buildings 16 and 18 next spring before the concerts/activities in the town.

An asphalt patch was installed on the north bridge to eliminate the bump to the concrete bridge.

The roof is expected to be repaired on the rec center. Materials are on site.

Heat tape and gutters were removed from the metal roof.

The front door to the rec center works sometimes but not consistently. The door company visited the site and the door is working properly now.

Dumpster sheds need an inspection to determine any repairs that are required. Some trim pieces need to be replaced. Estimated cost \$500. This is a fall project.

Addresses are available for all buildings now. We conducted an inventory of all buildings. Some buildings already have address numbers posted. We will only deal with buildings that do not have address numbers. The numbers need to be 4 inches high. We are looking at getting stick on numbers similar to what several buildings have already done. These can either go on the building sign posts or on the buildings themselves. This is the result of our review:

Building signs on posts with no address numbers: 4, 5, 6, 7, 11, 12, 14, 22, 24, 25, 26.

Building signs on posts with numbered addresses: 8, 9, 13 (13 had an additional sign hanging below it with an address.)

Building signs on building-plastic sheet no address number: 18, 20, 23, 15

Building sign on plastic sheet: 21 with address

Building sign with address: 19

Building sign with no address: 16

Address number on building: 3, 10, 17, Rec Center

No sign and no address: CMC

River Glen sign at entrance with address

John Parkinson address number on home.

The town improved the trail from Confluence Park almost to Building 15s property. We obtained a sign that says "Hi Country Haus, Private Property, No Trespassing. This will be posted at the entrance to Building 15s property.

We are looking at options to keep the dust on the roads down. The spring grading was performed late this year, and speed bumps were placed late. This needs to be better scheduled for next year. A suggestion was made by an owner to contact Envirotech. They advertise that they use an environmentally safe way to control dust on roads. Mark has been trying to contact them to no avail. We will continue to investigate it for next year. We agreed that we do not choose to use Mag Chloride. It kills the vegetation on the side of the roads.

The culvert that goes under the road by the 4-way intersection will be cleaned out to allow drainage to flow smoothly next spring. We are also looking at a no snow loading sign at the 4-way location to keep snow/road base from clogging the culvert.

The outdoor hot tub has a leak under it. This is being fixed. It was epoxied as a temporary fix to get through Labor Day weekend. After that the tub will be drained and a PVC pipe will be replaced.

The Board has decided to have the Fire Department perform a fire mitigation review of our community. Results will be provided to each building.

A replacement sign has been obtained for the snow loading area between building 21 and 26. This will be installed as soon as posts are received. (Ace was out of posts and we had to order them.)

Our next Board meeting will be September 23, 2025.

Rexene Holland, President
Art Ferrari, Vice President
Rick Sutton, Treasurer
Susan Hauer, Secretary
Martha Hedrick, Director
Eric Schmitz, Director
Kes Parakininkas, Director

