

HCHCIRA Newsletter

April 2026

Hello everyone. The HCHCIRA Board met last night week. Here are the highlights.

Completed Items:

Checklists were developed for Beavers to use in maintaining the Rec Center. These are working well and all items are getting covered.

The swim spa PVC pipes that feed the swim spa have been resealed and there are no leaks. Currently there is no need to look for a replacement swim spa.

We received a quote from Envirotech to provide an environmentally safe solution on the roads for dust control. The quote was for \$24,000. The Board has decided not to pursue this.

The lift station between buildings 26 and 23 was serviced. No problems were identified.

A draft budget was developed for the next fiscal year and was reviewed by the Board. This will be provided prior to the annual meeting. We are proposing an increase in Rec Reserves from \$80,000 to \$130,000. Overall increase is \$40,200 for Rec. We had savings in some areas which helped to reduce the increase in reserves. This results in an increase in dues of \$9.23 per month for a 1 bedroom, \$11.53 per month for a 2 bedroom and \$13.85 per month for a 3 bedroom. PUD remains the same and dues will not increase for PUD. The Board believes that this is necessary based on the age of the building and the reserve analysis that was performed a couple of years ago. The budget will need Delegate approval at the annual meeting.

Open Items:

Nothing has changed here. A third roofer was contacted to replace the metal roof. He is not interested. Mark has tried to contact Turner Morris to no avail. All roofing companies at this point say they need an engineering review before they will proceed. The roof has been patched but we were told this is not a long-term fix. We will investigate getting an engineering review.

Storage space is needed in the Rec Center to store the pool chemicals. We are going to use the area that is currently the children's corner. All items from the children's corner will be moved into the main room. A wall will be put up and a door installed.

We are looking at the air handling system for the natatorium. We had a recommendation from a professional engineer that we should increase the air flow in the natatorium. The air ducts were disengaged when the dehumidifiers were installed. It is still available to be activated if needed. We will investigate this.

The Rec Center will be closed the last week in April for cleaning and maintenance.

We have asked the fire department to perform a survey of our community for fire mitigation purposes.

We are looking at getting another short-term CD. The CD we had last year matured.

We are being asked to conserve water. I am attaching information from Grand County regarding water conservation and limitations. This will be in the email sending this newsletter out.

Grand County has put out information regarding fire safety and prevention. Currently, there are no fire restrictions in Grand County. Recent snow fall has reduced wildfire danger to low. For the most up-to-date information, please visit The Grand County Wildfire Council web site, which is updated daily.

Future Items:

Road maintenance is scheduled for early June along with the speed bumps. We will also monitor potholes during the summer and fill as needed.

Drainage by Buildings 8, 9 and 10 will be looked at to determine if some cleanup is needed now.

The drain pans under the road by Building 26 will be cleaned out this spring. The ditch that the water flows into will also be cleaned out.

We met with Grand County Water and Sanitation. They will be replacing the manhole cover by Building 26 this spring to eliminate the cracking around the current one. It is a square that has the manhole cover inside it. It was inspected and there was no water intrusion into the sewer line. They are going to repair/replace the manhole cover by building 21 and 23. There are cones around this manhole now as there is a 5-inch drop to the cover.

The Annual Meeting will be held on June 13th. More information will follow.

The next Board meeting is scheduled for May 27th at 6 p.m. via ZOOM.