

**Hi Country Haus Community Improvement and Recreation Association
Annual Delegate Meeting Minutes
June 19, 2023, 9:00 AM
Hi Country Haus Recreation Center**

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

Board of Directors Present: Rexene Holland, Rick Sutton Treasurer, Art Ferrari Vice President, Susan Hauer Secretary, Bill Detweiler Director, Chris Wacinski Director, Martha Hedrick Director.

Fifteen delegates, or their designated proxies, were present. This was considered a quorum. Buildings represented were 3, 4, 5, 7, 8, 9, 11, 12, 13, 15, 21, 22, 23, 24, and 26. Meeting was called to order.

The Rodeo was thanked for loaning 50 chairs for the meeting and also Real Estate of Winter Park for loaning us the bar b que grill for the picnic.

Previous meeting minutes were sent out prior to the meeting. A motion was made to approve, motion seconded and all delegates voted to approve.

Closed Action Items Accomplished 2022 - 2023:

1. Dark sky lighting was a success. 20 buildings participated. A few extra porch fixtures are available if there is breakage. Building 8 asked to be able to participate and wanted 19 porch lights. Flood lights were purchased separately. ACTION ITEM: Information on this will be provided to Building 8.

2. The outside hot tub has been a topic of discussion. The jets do not appear to be adequate for a hot tub. A larger pump was installed, and new jets were installed. The delegates requested that the original manufacturer be contacted to correct this issue. ACTION ITEM: The Board will contact the manufacturer to get them to help resolve the problem. This may be under warranty.

3. Solar motion detector lights were installed on all dumpsters.

4. Fitness center expenses had been questioned by an owner. The following information was provided:

FITNESS CENTER EXPENSES SINCE INITIAL INSTALLATION--REPLACEMENTS					
MONTHLY COST PER OWNER TO SUPPORT THE FITNESS CENTER					
	COST	LIFE	YEARLY COST	MONTHLY COST P	MONTHLY COST PER OWNER
TREADMILL	\$7,279	10	\$727.90	\$60.66	\$0.20
WEIGHT MACHINE	\$4,000	10	\$400	\$33.33	\$0.11
WEIGHT BENCH	\$777.29	5	\$155.46	\$12.95	\$0.04
PUSH-PEDAL-PULL	\$800.00	YEARLY	\$800.00	\$66.67	\$0.22
TOTAL COST	\$12,856		\$2,083	\$174	\$0.57

Original Equipment still in fitness center (2017):
Elliptical
Spin Bike

5. A new shed was built by Building 23. Someone ran a car into the previous shed and it could not be repaired.

6. The Building 22 dumpster was repaired after bear damage.
7. All other dumpsters were repaired as needed.
8. It was noted that the dumpster by Building 13 also needs repair.
9. The back door and door by the kitchen were alarmed and posted.
10. We have a monthly maintenance agreement with Tolin to inspection our HVAC system and make repairs.
11. The light fixtures in the natatorium were replaced with LED fixtures and lights. This will help save on energy costs in the future.
12. There was a crack in the pool bowl which was repaired. It was epoxied and sealed.
13. Batteries for the south sign were replaced. These are special solar batteries and it took some time to get them shipped to us.
14. First aid supplies are located in a kitchen drawer. A sign indicates where. An AED was not purchased. Based on 42 US Code 238q we do not meet the requirements to have an AED. It must be properly maintained and tested and training must be provided in the use to an employee or agent. We do not have a permanent employee to handle this. The fire department is close. A call to 911 is recommended if there is a problem.
15. Michael Jordon is still working on Saturday nights as our host. This has helped keep vandalism down.
16. This spring there was significant flooding in the area by Building 22. Upon inspection it was found that the culvert by the river was clogged with trash. This was cleaned out and the water went down.
17. Shower caddies were installed in all showers. They suction to the wall.
18. The phone in the Rec Center is working and emergency numbers are posted.
19. A sign is posted on the laundry room door stating no commercial use of the facility is allowed. The problem seems to have gone away.
20. A new swimsuit dryer was installed in the men's locker room.

Current Business,

1. The volleyball court is being refurbished. An area will be dug out, weed cloth will be put down and the area will be filled with sand. It will be maintained on a regular basis to keep weeds out of the area.
2. The horseshoe pits are being refurbished too. Weeds are being killed and new sand is being put down.

3. We went out for bids on the intersection. We only got one bid and it was over \$200,000. It is too small a project to get contractors interested. We will try again at a later time. For now, we will pour concrete aprons by both bridges to protect them. It will move the pot holes out away from the bridges. We have a company willing to do that this summer.
4. A new weight bench was ordered as the old one is broken and not safe.
5. The original roofer looked at the roof trying to spot where we may have problems causing the leaks. He could not identify a specific problem. He does think the heat tape is not positioned correctly. He will give us a bid for fixing that. That will help eliminate ice dams. He suggested we get an engineer in to look at the building and see if he has any other recommendations. We will contact JVA.
6. After the roof is determined to be in better shape, we will replace the stained ceiling tiles.
7. A bike rack will be installed next to the ski chair in front of the building. We will get a cement pad poured at the same time the aprons are being done.
8. The women's handicap shower is being repaired. Someone jumped on the seat that was attached to the wall and it broke loose from the wall and broke some tiles. The same tiles were found and are being shipped to us. We will replace the bench with a removable teak bench.
9. The rust stains on the natatorium ceiling on the medal supports will be painted this fall with rust inhibitor.
10. Drainage by the outdoor hot tub is being addressed.
11. Drainage from Rendezvous by the pavilion will be addressed. Building 22 asked to be included in this discussion.
12. Additional dumpster repair is needed this summer to make sure doors will clear snow that may be in front of them.
13. Boxes that are put in the dumpsters should be broken down. Owners making major remodels to their units should get a rollaway for the trash. We paid extra for overflow on the dumpsters this year.
14. The trash schedule during non-peak times was reduced to every other week. This seemed to work well and did not contribute to the overflow issues.
15. Roads will be graded and speed bumps installed. It's been too rainy to get this done sooner.
16. It was suggested that the path by the north bridge be shoveled in the winter for safety.
17. Building 26 has some pot holes that need to be filled during the grading.
18. There is erosion noticed at the south bridge. This will be investigated.
19. Dog bags need to be filled in the community.

20. Washing machines and dryers are dirty. HCHCIRA does not own these. We will talk to the vendor and make sure he cleans them on a regular basis.

21. The dumpster by Building 22 has a drainage issue. We will address this when the roads are graded.

22. It was suggested that owners limit the number of guests that they allow into the Rec Center. Large groups should not go in together. It makes it uncomfortable for other owners trying to enjoy the space.

23. The areas by the hot tubs need to be recalked.

Financial Status as of April 30, 2023:

1. We have \$628,698.36 in liquid cash. \$103,909.49 is in operating. \$466,133.34 is in PUD reserves. \$118,339.79 is in Rec reserves. We will contact Association Reserves and have a reserve analysis performed.

2. We had a loss of \$27,812.11 this year. This was driven by maintenance of the Rec Center, increase in natural gas costs, maintenance of the hot tubs and pool, road maintenance and snow removal.

3. On the balance sheet there is a line 3300 Undesignated of \$2,683,203.39. Additional explanation is needed for this amount. This will be provided separately from this newsletter.

4. The budget for the next fiscal year was presented. Budget was based on historical information. A motion was made to pass the budget, motion seconded and approved. This results in an increase in dues as follows:

PUD increased \$4.86
One bedroom unit increased \$5.16
Two-bedroom unit increased \$6.45
Three-bedroom unit increased \$7.74.

A dues schedule was provided to the delegates to share with the owners. New dues are payable June 1, 2023.

Winter Park Town Update:

Art Ferrari HCH Cira board member and Town of Winter Park council member provided the following information:

Both Winter Park and Fraser are putting in both affordable housing units and employee units. The new building by the entrance to Winter Park will be a dorm type environment housing 300 dorm units. Additional information is available at wpgov.com.

Short term rentals were discussed this information is also available on <https://wpgov.com/doing-business/>

Election of Board Members:

Rick Sutton and Susan Hauer have agreed to another 3-year term. Alice Lecinski sadly has decided to resign from the Board. Kes Polar has volunteered to be on the Board from building 24. No other owners volunteered. A motion was made to vote these three individuals on the Board, motion was seconded and owners passed.

Rex thanked everyone for there attendance and adjourned the meeting.