

Hi Country Haus CIRA Newsletter

November 30, 2023

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 November 29th. Here is a synopsis of what was discussed.

We still need a hostess for the weekends. Pay is \$18 per hour. A pass to the Rec Center is included. Work would be on Saturday nights from 4 to 10. On holiday weekends this may extend to Friday or Sunday nights.

Items in process of being completed include:

Natatorium front door replacement—outer doors only, natatorium inner door replacement leading into the pool area, natatorium door adjustment to outside deck: Ken Caryl Glass has been contracted and we are awaiting scheduling.

Bathroom rebuild. This is coming along nicely and we anticipate completion no later than December 6th. This was a major project. The floor was removed entirely in both bathrooms, the subfloor was removed in the shower areas, the joists were reinforced, mold mitigation performed, wall tiles were removed on the first 12 inches of wall next to the floor to make sure there was no mold issue or deteriorated studs, the walls between the women's and men's showers were removed entirely and rebuilt, a Wedi moisture barrier system was installed in the entire bathroom area to make sure we had no issues in the future with water damage, the entire floor was retiled, showers have been retiled, new drains and fixtures were installed. We are waiting now on grout, sealing and cleanup. We have a 20-year warranty on the Wedi moisture barrier system. Installation was inspected by the company and passed. Town inspected structural issues and passed.

The erosion by the south bridge is being fixed as well as the hole in the asphalt.

We have contracted with a painter to clean up the rust-stained brackets in the natatorium. He will sand off the rust from the beams, prime them with a rust preventer and paint with a high-quality rust prevention paint product. In addition, he has proposed painting the entire natatorium. He will sand peeling paint off all the walls, drywall repair all corners that drywall is coming apart, mud, lightly texture, prime and paint all walls with a high-quality water-resistant paint product to prevent mold and moisture again.

Open items include:

We are waiting on an Engineering review of our roof to determine if there are any potential areas that are leaking or need fixing. We had a roofer inspect the roof this summer and he found no issues but recommended an engineer look at it.

We have a leak in the natatorium by the back door from the roof. The roofer we used to fix the snow guards is taking a look at this.

We have tried to find a welder to fix the front grate at the entrance to the Rec Center. We are still working on this.

The heat tape that was recently installed needs to be hooked up to electricity. We are working on getting an electrician to do this for us.

We are in open communication with Rendezvous regarding the drainage in their new development behind the Rec Center. They are getting an engineering/surveying review done to see what they can do to mitigate any potential water drainage going into the Rec Center. They have a responsibility to assure their drainage does not impact us.

We are working on a new website that is more user friendly. We will be posting minutes from meetings, newsletters and any general information that is relevant to our community. More to follow.

A new cover for the outdoor hot tub has been ordered. It is a unique size that needs to be manufactured. We expect delivery within the next 6 weeks. A bubble cover is over the hot tub now. The old cover was there one day and gone the next. It disappeared.

Fall Closure Items include:

The concrete below the grab bars to the pool and spas are being repaired so the grab bars don't come loose in the future. The concrete has cracked so the grab bars come loose easily and don't stay tight.

The pool decking is being sealed where old cracks were or have recently appeared.

We have a new pool cover and roll out mechanism that will be installed.

A crack was found in the swim spa and has been repaired. Some seals on the plumbing joints need to be replaced.

Normal cleaning at this time includes draining the spas and the pool, cleaning, refilling, cleaning the filters and replacing the sand in the filters.

Items postponed until spring include

Aprons by bridges—contractors unable to complete this fall. Will reschedule for May. (Intersection pavement and gutters canceled due to cost.)
Bike station and concrete pad in front of Rec Center
Touch up paint on south bridge—doing in conjunction with aprons
New ski chair pads—trying to find a source.
Wash windows

Completed Items since the annual meeting in June include:

Looked at Building 7 drainage--fixed
Swimsuit dryer in men's locker room replaced
Volleyball court--completed
Got someone to look at jets in outdoor hot tub-not strong enough-
No cost- effective solution available
Net and edging for volleyball court--installed
New weight bench received
Contacted Centerre for warranty work—declined due to time
Period, attorney reviewed
Got bench for handicap shower
Fixed water leak by pavilion
Repaired handrail for swim spa
Heat tape/gutters/down spouts on roof--repaired
Shower caddie installed in handicap shower
Checked jets on indoor hot tubs
Got rid of broken weight bench
Ranch Creek versus Waste Management evaluated-no change
Lift station maintenance completed

Calked around hot tubs/wall
Weed whacked behind Rec Center
Recalked behind building
Dark sky porch lights ordered for building 8.
Requested Engineer inspect bridges--completed
Pool stair bars loose—tightened
New cover/mechanism for pool ordered/received
Re-Install dog bag dispenser at building 15 by path
Repaired roof vent--Tolin
Replaced air handler--Tolin
Weeds by front door pulled
Replaced dog bags in empty dispensers
Contacted Dan Sunday to get sign for laundry area—stickers
 Applied to machines with contact information
Reserve analysis by Association Reserves ordered/received
Monitor pavement by North Bridge--ongoing
New latches put on dumpsters where bears invaded
Dumpster repairs completed—shortened and trim replaced
Replaced common area post by building 21 and 23

The HCHCIRA Board passes on Holiday Greetings.
Our next Board meeting will be January 24th.

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