Hi Country Haus

Newsletter September 2026

The Board met on September 22nd. Here is a summary of what was discussed:

Completed Items

Weeds behind the rec center were whacked down as recommended for fire mitigation.

The dumpster shed between building 21 and 26 was repaired from a bear attack.

The cable under the bridge by building 19 was hanging down. The PVC pipe was cracked. The pipe was repaired so the cable is no longer hanging down. The cable itself is not a HCH asset.

Chains were installed on all dumpster sheds. This was a recommendation by BVM maintenance. They repair the sheds after the bear attacks and seem to know what works best to keep them out.

Mountain Madness was approved for plowing roads/snow removal this winter.

BVM calked behind the building above the asphalt to prevent water leaking into the crawl space. This is a normal maintenance item each year.

A new pad was poured for the dumpster shed by building 22. The old pad was removed and a new pad 6 inches higher was built. Road base was put around it to help with drainage. A pad will be poured in front of the shed for owners to stand on. The shed is on hold pending a permit.

The building sign by building 11has been repaired to keep it from flapping in the wind. It still needs some paint to match the post. BVM will take care of this.

Action Items:

Turner Morris identified some rusted pipes on the roof while they were reroofing. BVM has two contractor options to get this checked out and fixed.

A permit is needed for the building 22 dumpster shed. Work stopped after the town advised that a permit was needed. Mark met with the town on Monday to understand exactly what they needed. They advised that the shed must be built from noncombustible material. We are looking at hardy back or metal siding. This is a new law that went into effect July 1st. We

did not think we needed to do this to put the shed back as it was originally built, but we were wrong.

The irrigation system will be shut down around the first of October. Mike McGuire does our irrigation and has us on his schedule

New official address signs have been received. 8-foot green posts have been ordered to mount the signs on vertically. They will be put 2 feet into the ground and out of the way of the snowplow driver but still visible from the road. BVM will install the signs.

Final road grading will be performed shortly to get the roads ready for winter snow and buses. The speed bumps will be removed shortly.

A boulder by building 7 will be pushed back into location--Juan to take care of that during final grading.

A storage cabinet for chemicals will be built right inside the door going down to the mechanical room. This places all chemicals for the pool and spas in one location.

Turnner Morris provided a detailed analysis of our asphalt roof. It is in overall fair condition. They are recommending some preventative maintenance items that will help extend the life of the roof. Maintenance is proposed at $6,913. The Board voted to accept this offer.

New Spa for Rec Center Update

The Board voted to close the natatorium during the month of October.

The new spa is a 7 ½ feet diameter round spa that will seat at least 6 guests. It is a commercial spa that will withstand lots of use. It will be hooked up to our current system of sand filters, pumps and heaters.

Ship date is September 29th. Delivery is expected on October 2nd. A window has been removed in the natatorium, and a temporary plywood insert installed. The window has been stored for reinsertion after the project is done.

An Engineering report has been received detailing the construction of the base for the new hot tub and the floor supports.

A permit is in process.

Lumber has been delivered. Other long lead items are on order.

Dustin, our contractor, is proceeding with building the base for the hot tub and the floor supports. He is meeting with our Engineer to make sure he fully understands what is needed.

Bayard, another contractor, has reviewed the process for installing the spa. He will use at least 6 men to get it into the building through the open window and into the hole in the floor. Spa weighs 485 pounds.

Bayard will be pouring the concrete floor. Precautions will be taken to protect the hot tub from the concrete. The concrete truck will be able to pour the concrete into the building through the open window. Precautions will be taken to protect the irrigation system in the lawn. The concrete will need to cure for at least two weeks. Then it will be sealed with an epoxy paint similar to what is on the rest of the floor in the natatorium

The Board voted to close the rec center October 1st for the project. The rec center may need to be closed during the entire month to enable the project to be completed safely. But we will address that in real time. If we are able to open the rec center earlier I will let you know. The laundry area will still be available.

Open Forum:

Art advised that the water district may start restricting watering to hand watering only. Currently we can water on Tuesdays but not between 10 am and 6 pm. Agricultural and community areas are encouraged to reduce water consumption by 20%.

Art advised that Comcast is performing upgrades and maintenance which is temporarily disrupting service.

One board member is working to get a short-term rental permit. The town requires short-term rentals to maintain certain safety requirements within the units. (Smoke alarms and CO alarms.) Pictures need to be taken and provided to the Town to get the permits.

Overall Summary;

It was suggested that this newsletter includes a synopsis of all the items we have accomplished for the rec center recently and any future needs.

This year we were able to install a new metal roof over the natatorium. This was constructed as a cold roof which has an air gap between the building and the roof to allow for better ventilation. Snow guards were attached solidly to the new roof so the snow will hopefully not pull them out as we have had problems in the past. Snow guards are warranted for 2 years. The labor on the roof is also warranted for two years.

Dehumidifiers were installed in the natatorium. This has greatly improved the humidity in the natatorium. The dehumidifiers were constructed so the water evaporation goes back into the pool, saving on water.

We have hired Elite Heating to inspect all the mechanicals every 6 months to make sure everything is working. Repairs are taken care of as needed.

We have installed an air handling system to make sure that fresh air comes into the building and heat and humidity are controlled better in the natatorium.

We are installing a new spa in the natatorium to replace the swim spa. The swim spa was leaking and was cracked and finally failed.

We have a security company that checks our cameras and doors on a quarterly basis.

A new hot tub cover is on order for the outdoor hot tub.

Future Actions

We were advised that the asphalt roof will be good for several more years, especially with the maintenance we are performing this fall. But it will at some point need replacement.

While we are conducting regular maintenance on our mechanicals, we can anticipate that a boiler or heater may need replacement in the future.

Overall we do not see any major issues with the rec center in the next couple of years. We are currently budgeting $130,000 per year for rec reserves. This will give us an opportunity to put more money into reserves for the rec center next year. As reserves increase, we will be looking for ways to better invest this money. We are required to keep our reserves in FDIC insured accounts. We have a fiduciary responsibility to protect these funds. But we will explore options that are safe including higher yield investment options.

The next Board meeting will be help on October 27th at 6 p.m. via ZOOM.

Rexene Holland, President
Art Ferrari, Vice President
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Susan Hauer, Secretary/Treasurer
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