

Hi Country Haus

Newsletter February 2025

The Board met on February 26th. Here is a summary of what was discussed:

1. The major discussion centered around the humidity issues in the natatorium. There was a major snow slide on the metal roof that took out the vent from the air handling system for the natatorium and damaged the fan on the outside of the building that serves to draw the air out of the building. As a result, the humidity in the natatorium increased significantly. An HVAC professional was called in to assess the situation. Portable dehumidifiers were put in the natatorium and outside doors were opened for a period of time. The humidity levels returned to normal. The HVAC professional provided a briefing at the meeting to provide a long- term solution to the humidity problem. He did not recommend the current air handling system as it had its drawbacks and he doesn't believe adequately handles the condensation issues. He is basically recommending two permanent dehumidifiers that are suspended from the ceiling. The Board also wants the air handling system repaired as it can be used in the summer to cool down the natatorium. We are waiting on a detailed proposal and will meet in two weeks to review.

2. We have received a report from Castle Roofing Systems and Thermal Foam Solutions based on an inspection of the roofing system, insulation and ventilation in the clubhouse. A detailed report was provided. Castle Roofing has been invited to our next meeting to discuss their recommendations for improving our roof, the leaks and the condensation issues we have been experiencing.

3. The door closure on the inner door to the men's locker room was repaired.

4. The missing phone in the main room of the clubhouse was replaced.

5. Snow is being dug out from all fire hydrants so they are visible in case of an emergency.

6. The small hot tub was out of commission due to a leak in the manifold. A new part has been ordered and the leak has been temporarily patched. The hot tub should be back in operation until the new part has been received and it can be installed.

7. A bucket of sand will be provided by the parking area below the outdoor hot tub to be used for traction on the ice that forms there.

8. Drainage will be looked at this spring to make sure the culvert is open and functioning, and the other drainage areas are working properly.

9. Proactive/Preventative Maintenance was reviewed. This includes the following.

- Regular inspection of the mechanical equipment by Tolin
- Hosting on weekends and high occupancy times has reduced vandalism.
- During hosting sessions, routine maintenance items are checked/completed
- Roof is shoveled of snow as needed.
- Chemical levels in the pool and hot tubs are check twice a day.
- The natatorium is inspected daily.
- The clubhouse is inspection daily in the morning before opening.
- During peak times, inspections are performed twice daily.
- Daily maintenance is performed as needed/identified.

The water level was reduced in the outside hot tub to keep it from overflowing and causing icy conditions.

10. Dog bag dispensers are filled twice a week. The one on building 22 is always out. Another dispenser will be placed on that dumpster shed.

11. The sewer line replacement will be done at the earliest July/August/September. They are waiting on the river levels to go down as they are going under the river by River Glen and Building 15. We are trying to get more information on this project i.e. maps and its impacts on our community. We are going to invite someone to our annual meeting to discuss these plans.

12. Financials were reviewed. We are in good shape with \$45,000 going into Rec Reserves and a modest new profit at this time.

13. Items that will be addressed in the spring include:

Dumpster door for Building 22 will be cut off another 2 inches. (We are currently working to remove ice/snow so the doors open for the trash company.)

The fence by the north bridge will be rebuilt

The yield sign by the south bridge will be reinstalled.

New building signs will be ordered for all buildings that currently do not have an address on them. This will help in case of an emergency, deliveries or guests trying to find their building.

14. Our annual Delegate meeting will be held June 21st this year. It will be at the Rec Center again. More information to follow.

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

