

Hi Country Haus Newsletter June 2026

Hello, Delegates. Thank you for attending the annual meeting on Saturday, June 27, 2026. There was great discussion and several suggestions that the Board will be carrying on for further evaluation. Please share this with your owners.

PLEASE take this as an opportunity to update your building contact information to ensure this and subsequent information is relayed to all of the owners in your building. ****It was noted that not all monthly information may have been reaching our 300+ owners****

Rexene Holland, President, called the meeting to order at 9:00 am

With 19 delegates or proxies present, it was determined that there was a quorum (the minimum is 13)

In attendance or by proxy: Liz Bradley (3), Rexene Holland (4), John Hutchins (5), Cyndie Stone (7), Dini Nagel (8), Martha Hedrick (9), Rexene Holland (10), Melissa Thorpe (11), Jack Ballard (12), Russ Sammons (13), Jenny Day (14), Lisa Marshall (15), Kate Sherill (16), Beth Martinez Humenik (18), Don Holland (20), Rexene Holland (21), Eric Schmitz (24), Nancy Weappa (26), Stephanie Vossler (River Glen)

The Board members were introduced: Rexene Holland, President (present); Martha Hedrick, Director (present), Eric Schmitz, Director (present); Art Ferrari, Vice President (not present); Rick Sutton, Treasurer (not present); Susan Hauer, Secretary (not present); Kes Parakininkas, Director (not present)

In attendance: Mark Johnson, Beaver Village Maintenance

Due to our extraordinary year of minimal winter snowfall and lack of spring precipitation the county is currently experiencing Stage 2 Fire Restrictions. Sampling in the county currently indicates a 6% fuel moisture content, which is concerning. Lt. Ricardo Loza of East Grand County Fire had recently completed a surveillance of the Hi County Haus complex and delivered a summary of his observations with regard to the current state of wildfire preparedness. The summary encompassed all individual properties and will be followed up with a unique report for each building, which will be forwarded via the current list of delegates to further disseminate to all owners. In the sense of wildfire, responders will treat each building as an asset and, contingent upon the situation, will triage a fire that is going to run its course with a “risk vs. reward” approach when committing resources; being proactive in terms of mitigating risk around each property is advised.

Lt. Loza’s highlights included what was referred to as the “*good*,” the “*bad*,” and the “*ugly*”

The *good*: grasses are generally being maintained short, there are not a lot of fuels observed within 10 feet of buildings, and 5 foot spaces of hardscape or borders are observed around building perimeters. Additionally, there are not a lot of combustibles (e.g. firewood) being stored on building decks.

The *bad*: the presence of “ladder fuels” exist which are dry branches low to the ground (15 feet and below) and allow a fire to climb in height. Additionally, buildings are not identified with legal addresses that responders (fire, EMS, police) rely upon when mobilized (i.e., they are dispatched to a street address in lieu of “Hi County Haus Building X”). Metal, reflective signs

that can be seen in low visibility situations are recommended. **The Board has taken the action item to work with the county to acquire the available signage for our complex.

The *ugly*: tree stands exist around buildings which have the potential to combust and transfer to the structure. There is not a call for clearcutting each property, however, it was noted that 10 feet is the hardline minimum distance to be maintained in addition to not having limbs or branches overhanging the building.

Minutes from the Meeting June 21, 2025, were approved (all were in favor)

Major accomplishments for this fiscal year were summarized:

PUD

Roads graded and speed bumps installed
Dumpsters repaired as needed
Security cameras installed on dumpsters
PVC pipe by sledding hill removed twice
Tables in pavilion were cabled together to prevent unauthorized usage
Stop signs replaced
Solar lights on maps at entrances repaired
Quote from Envirotech received for environmentally friendly dust control = \$24,000.00 – declined
Lift station serviced between buildings 23 and 26. Maintenance agreement executed
Dog bag dispensers – checklist developed for maintenance crew to ensure they are filled weekly
“Icy Conditions” sign installed by outdoor hot tub (by road). Sand bucket also made available.
New “No Parking” sign installed on dumpster by building 22
“No Skiing / Boarding” sign installed on sledding hill
Volleyball net set up
Culvert under road cleaned out
Asphalt patch installed on the north bridge
Manhole covers replaced/repared by buildings 26 and 21/23
“No Event Parking” sign installed by building 19

Rec Center

Checklists have been developed for maintaining the building
Swim spa – leaks have been repaired short term to maintain operation during peak season usage
Heat exchanger replaced in swim spa
Washers and dryers repaired
Rail on swim spa replaced
Reznor repaired
Roof leaks repaired short term to maintain operation during peak season usage
Leaks addressed in men’s locker room and ceiling tiles replaced
Broken swimsuit dryer in men’s locker room replaced
Leaking PVC pipe in outdoor hot tub repaired to maintain operation during peak season use
Main front access door repaired
Air handling system in natatorium installed to address ongoing humidity issues
Insurance renewal completed **previous vendor would not renew our policy due to the high number of short-term rentals in the complex

Open Items

Repair of natatorium metal roof

- A slide of accumulated snow occurred during the winter that removed an existing vent

- A short term asphalt patch was applied that subsequently leaked
- Multiple roofing companies were solicited to propose a long-term resolution; all options to bid the project were declined with the exception of Turner Morris
- Turner Morris proposed the installation of a “cold roof” that leaves a void space of efficient air movement for heating/cooling
- Install commenced the week of the annual rec association meeting and then put on hold due to the town requirement for an approved engineering review, which will be provided by Turner Morris
- Town representative authorized to provide concurrence is out of the office until the week of June 29

Storage space for pool chemicals

- A space on the rec center premises that meets East Grand County Fire Department’s requirements for hazardous materials storage is under evaluation

Swim spa requires replacement

- The existing unit was kept in service through successful short-term efforts to accommodate high season usage, but has reached its end of life
- A replacement spa will be installed however, due to size, cannot be a “like for like” due to the inability to physically bring a new unit into the building.
- A new spa of smaller dimension that can be moved inside with the removal of exterior windows will be installed; due to the reduced footprint, replacement decking and substructure are required

Building 22 Dumpster Pad

- Currently sits too low to grade and collects snow and ice
- Shed to be temporarily removed while the base is raised approximately 4 inches upon which the shed will be reinstalled

Financials and Budget (detailed hardcopy documents provided to all representatives in attendance)

- FY2026 Balance Sheet of Assets, Liabilities & Members’ Equity, Statement of Revenue and Expenses, Budget vs Actual, and Reserve Expenditure and Reconciliation was presented and opened for questions/discussion
- May 1, 2026 through April 30, 2027 Proposed Budget was presented and opened for questions/discussion
- Vote requested in favor of passage of FY27 budget - all approved except one delegate abstained; none opposed
- Due to the low snow conditions this year some expenses for snow plowing and road maintenance were not incurred. This resulted in a net profit of \$63,441.90 which was distributed to reserves.
- Insurance expenses increased by \$5,000.
- Reserves increased by \$50,000.

Of Note: to augment reserves and avoid special assessment for emergency items, monthly dues will increase in FY2027 and are summarized as follows:

- 1 bedroom increase = \$9.23
- 2 bedroom increase = \$11.53
- 3 bedroom increase = \$13.85

Winter Park Update

Water Conservation

- HOAs are restricted to watering 2 days per week during designated hours (see wp.gov website for specifics)

Sojourn Water Line Transecting HCH Property

- Currently on hold until late 2027 when Frasier River is at low flow

Election of Directors and Solicitation for New Volunteers

- 2 Director positions have been open for the last calendar year
- Rick Sutton, Susan Hauer, and Kes Parakininkas have reached the end of their respective 3-year terms and have volunteered to continue participation as Directors
- Steve Bratten (Building 7) and Bill Detweiller (Building 7) were nominated as new Directors
- All nominees and volunteer continuations were voted “in favor” as Director for a new 3-year term with one delegate abstaining.
- All officer and Director positions are filled for the upcoming year

Open Forum

- Clarification of past and present rec center maintenance expenditures
 - It was reiterated that the present rec center (valued at ~ \$2.6 million and continues to add notable appreciation to HCH property value) still utilizes many of the previous rec center’s utilities (e.g., pool shell, boilers, HVAC, filtration systems, pumps) that were carried over and/or “value engineered” out of the new construction. As such, many of these items have a life span that ultimately need to be addressed for continuity of operation.
- Discussion around dust suppression on roadways
 - The Board solicited an environmentally friendly substitute to an application that would not have adverse effects on adjacent vegetation and/or the Frasier River (previous applications used magnesium chloride).
 - It is recognized that dust does effect members of the community, however, cost and precedence of previous awareness of the attributes of a complex with dirt roads resulted in foregoing application in the past spring
 - Further conversation resulted in the path forward that the Board would solicit application in high use test areas of the drive to evaluate effectiveness
- Request for further transparency with regard to HCHCIRA financials
 - Several questions were raised and examples proposed (that were asked by more than one representative on behalf of their buildings) with regard to evaluating and authorizing specific PUD and Rec Center expenditures. While it was clarified that the Board is charged, through the by-laws, with financial transparencies and acting in the absolute best interest of the community, it was determined that financials will be distributed to building delegates on a quarterly basis to further disseminate to their building owners
- The request to stream next year’s annual meeting to allow owners to monitor the content was proposed and will be further evaluated

Due to the Stage 2 Fire Ban, the annual picnic was cancelled

Board Meeting to Elect Officers

The Board elected to maintain the current officers: Rexene Holland, President; Art Ferrari, Vice President; Rick Sutton, Treasurer; Susan Hauer, Secretary

Meeting adjourned at 11:31 am

The Board will meet again in July 2026. The date and time are currently TBD.

Rexene Holland, President

Art Ferrari, Vice President

Rick Sutton, Treasurer

Susan Hauer, Secretary

Martha Hedrick, Director

Kes Parakininkas, Director

Eric Schmitz, Director

Bill Detweiller, Director

Steve Bratten, Director

Mark Johnson, Property Manager