

Hi Country Haus CIRA Newsletter

February 28, 2024

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 February 28th. Here is a synopsis of what was discussed.

Items completed since last newsletter in November include:

Front door replacement completed and adjusted for closing.
Natatorium doors adjusted--no change in brackets.
Roof has been shoveled several times.
Host hired--working well.
Minutes and newsletters from last year included on the website.
Railings in natatorium inspected--no problems identified.
2X4s on dumpsters painted.
Building signs--information sent out for conformity.
Icy areas have been sanded.
Recommendations on dumpster latches completed.
Reduced water level in outdoor hot tub to decrease spillage/monitoring.

Open action items

Rendezvous drainage -- We will contact the Town to see if they have any input on the drainage behind the rec center. Rendezvous has taken an elevation snapshot and has provided it to their engineer for review.

Website update --Old newsletters and minutes have been put on the new website. Our current email provider is paid thru September. At that time, we will look at a new provider.

Cover for outside hot tub--ordered from a new vendor. Expected within 2 weeks. The old cover was sewn back together and is working for now.

Updated maintenance agreement with Beavers is in process.

Reserve analysis is almost completed. Still need input regarding the cost to replace the lift station.

The roof presents a continuous problem with leaks. The heat tape is working well but somehow, we are still getting leaks. We will need to have this reviewed further by a qualified engineer on roofs in the spring.

We have asked Beavers to shovel around the ski chair so people can get to it to sit while waiting on the bus.

Mountain madness will be asked to plow snow by the drain pan by building 4.

The common area parking lots are identified with signs that state 24-hour parking. Parking in excess of that must be approved by Beavers. Unauthorized cars will be given a warning and then towed if not removed. Parking issues in building parking lots are the responsibility of the buildings. The parking policy is provided as a reminder.

**RESOLUTION
OF THE
HI-COUNTRY HAUS COMMUNITY IMPROVEMENT AND RECREATIONAL
ASSOCIATION, INC.
COMMON AREA PARKING POLICY**

SUBJECT: Adoption of policy and procedures for Common Area Parking.

PURPOSE: To communicate the procedures regarding usage of the HCHCIRA Parking lots.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.

EFFECTIVE DATE: January 14, 2019

RESOLUTION: The Association hereby adopts the following procedures for managing parking within the HCHCIRA parking lots and roadways:

1. Common Parking Areas: Hi Country Haus provides parking in four areas throughout the community on HCHCIRA property. The purpose of these areas is for 24-hour parking for owners and guests of the Hi Country Haus Community when their respective building lots are full.
 - a. River Drive across from Building 23 parking
 - b. Hi Country Drive between the stop sign and Building 22 parking
 - c. Hi Country Drive between the stop sign and dumpster, across from Building 23
 - d. Hi Country Drive across the road from Building 14, by the island
2. Restrictions:
 - a. 24-hour parking only
 - b. No vehicles, RVs, or trailers may be stored in the common parking areas
 - c. Owners and guests coming with an RV or trailer may contact Beaver Village Management, LLC, 79303 Main St., U.S. 40, Winter Park, CO 80482, (970) 726-5741, for an exception to the 24-hour rule, and will be issued a permit for the duration of their limited stay. A permit will not be issued for an unlimited stay or storing any vehicle, RV, or trailer.
 - c. Violators will be towed at owners' expense
3. Parking Restrictions:
 - a. No vehicle shall be parked in fire lanes, designated "No Parking" areas or other areas in which parking is restricted.
 - b. No vehicle shall obstruct walkways, driveways, intersections, or building parking lots.

- c. No vehicle may be parked in a manner that takes up more than a single parking space.

Spring action items.

Engineering review of roof. Need to find a qualified engineer to do the review.

Aprons by bridges scheduled during mud season.

Bike station/concrete work in conjunction with aprons.

Touch up paint on south bridge after aprons are completed.

Ski chair--pads or paint. We are investigating this option. We will probably paint the chairs.

Wash windows.

Seal pool decking. The pool decking needs to be resealed. We had an expert look at this and provide guidance. This will be done in the spring. The rec center will be closed for maintenance/cleaning for at least a week in the spring.

Hole in asphalt by south bridge to be filled. The erosion was repaired.

The next Board meeting will be March 20th at 6:30 pm via ZOOM.

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