

Hi Country Haus CIRA Minutes May 28, 2025

The Board met on May 28th. Those in attendance were Rexene Holland, Rick Sutton, Art Ferrari, Martha Hedrick, Eric Schmitz, Kes Parakininkas, Susan Hauer and Mark Johnson.

Minutes were approved from the previous meeting.

Preliminary year end financials were reviewed. These still need to be reviewed by our CPA. She will make year-end adjustments and add depreciation expense. These will be available for the annual delegate meeting.

The new budget for fiscal year 2025/2026 was reviewed. The Board has approved however the delegates will need to vote to approve at the annual meeting. This will be sent out prior to the annual meeting.

It is anticipated that dues will increase this year, pending approval from the delegates. Once again, we are not proposing any reserve contributions for PUD. Rec reserve contributions will increase from \$60,000 to \$80,000. This will be the primary driver in the dues increase this year. Proposed due increases are as follows:

One bedroom unit	Rec Increase \$7.11/month	PUD Increase \$.84/month	Total \$7.95/month
Two bedroom unit	Rec Increase \$8.91/month	PUD Increase \$.84/month	Total \$9.75/month
Three bedroom unit	Rec Increase \$10.67/month	PUD Increase \$.84/month	Total \$11.51/month

Dehumidifiers have been installed in the natatorium. Some issues ensued with proper plumbing to enable the water to be recycled in the pool and guests shutting off the dehumidifiers. These issues have been resolved.

The old system has been decommissioned. If we need this system for air flow in the summer months, it can be operational. We are going to go through this summer without it to see if it is needed.

We are proceeding with the repair of the metal roof where the vent pipe was ripped off this winter. Only a section of the metal roof from the peak to the bottom will be re-installed. The entire metal roof will not be replaced.

We are getting quotes to replace the asphalt roof on the rest of the Rec Center for planning purposes.

We are signing an agreement with Elite Heating to perform quarterly inspections/maintenance of all equipment in the Rec Center.

The yield sign by the south bridge was replaced.

We are working on getting the fence by the north bridge stabilized.

The tiles and insulation in the men's locker room will be replaced now that the old ventilation system above the locker room has been decommissioned.

We are investigating the replacement of building signs with street addresses. This may encompass new signs or additions to signs. We are looking at fluorescent addresses. I do not have building addresses yet for buildings 6, 7, 12, 16, 17, 18, 23 and 25.

We will be looking at all dumpster sheds again to see if repairs are needed.

The asphalt by the north bridge has sunk a little. We need to investigate and see if this needs to be addressed. The board subsequently approved an asphalt patch.

We are looking at putting some boulders by the four-way intersection to protect the culvert from erosion and road infringement.

The new development projects are extended until next year. No impact to our community this year. It was suggested that we have Grand County Water and Sanitation take videos/pictures of the before and after with this project to make sure all landscaping/roads are back to their pre-project condition, if not better.

The annual delegate meeting will be held June 21st at the Rec Center. Meet and greet are at 8:30 am with the meeting starting at 9:00 am. An agenda and financials will be sent prior to the meeting. As in past years, this is a delegate only meeting. If owners have questions/concerns they should let their delegate know. A picnic will follow at 12:30.

Our next Board meeting will be July 23, 2025. (Amended after the meeting)

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