**Hi Country Haus CIRA Minutes**

**January 24, 2024**

The HCHCIRA Board met on January 24th

Those in attendance were: Rexene Holland, Rick Sutton, Art Ferrari, Chris Wacinski, Bill Detweiller and Martha Hedrick, Board members and Mark Johnson, Property Manager. Absent were Kes Polar and Susan Hauer.

We have hired a host for the weekends. Pay is $20 per hour. A pass to the Rec Center is included. Work would be on Saturday nights from 4 to 10. On holiday weekends this may extend to Friday or Sunday nights. The host will also perform minor maintenance duties.

**Items completed since last newsletter in November include:**

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| Bathrooms rehab | Completed |
| Bent floor grate under front door | Completed |
| Paint the natatorium | Completed |
| Touch up paint from leak in natatorium | Completed |
| Fix erosion by south bridge | Completed |
| Heat tape not working | Completed |
| Fans making outside noise | Completed. |
| Fix concrete under pool/hot tub grab bars | Completed |
| Rust inhibitor and paint on brackets in natatorium | Completed |
| Install new pool cover/mechanism | Completed |
| Normal twice a year cleaning/draining/filling | Completed |
| Leak fixed in swim spa | Completed |
| New railings by back door to natatorium | Completed |

Front door replacement                                                          Completed

Natatorium door replacement                                                 Completed

**Open items include:**

Natatorium outside doors leading to the deck will need new brackets. They cannot be adjusted as they are currently.

We are waiting on an Engineering review of our roof to determine if there are any potential areas that are leaking or need fixing. We had a roofer inspect the roof this summer and he found no issues but recommended an engineer look at it. The engineer we thought would do this for us is not interested as it is not his expertise. We are continuing to look for an engineer with roofing expertise.

We are in open communication with Rendezvous regarding the drainage in their new development behind the Rec Center. They are getting an engineering/surveying review done to see what they can do to mitigate any potential water drainage going into the Rec Center. They have a responsibility to assure their drainage does not impact us.

Chris is working on a new website that is more user friendly. We will be posting minutes from meetings, newsletters and any general information that is relevant to our community. Chris sent an invite for dropbox so we can save newsletters and minutes. Minutes and newsletters for the previous year will be provided to Chris to incorporate into the website. Chris has done a great job with this.

A new cover for the outdoor hot tub has been ordered. It is a unique size that needs to be manufactured. In the meantime, the old cover was repaired and is being used.

Erosion by the south bridge was repaired. There is a hole in the asphalt that will be filled.

Mark is in talks with Resource Associates regarding our resource review. Anticipate a completed report by next meeting. This is dependent on Resource Associates getting the information they need regarding the lift station.

The concrete below the grab bars to the pool and spas was repaired so the grab bars don’t come loose in the future. The concrete has cracked so the grab bars come loose easily and don’t stay tight. This might not have been a long- term fix. We will continue to look into it.

The pool decking is being sealed where old cracks were or have recently appeared. A specialist in concrete looked at the deck and made recommendations. This will be done during spring break closure as it will take a couple of days.

Rendezvous owners have complained about the noise from our roof fans. Tolin looked at the fans and could not do anything to make them quieter. Rendezvous has Tolin’s number and will check this out themselves.

Signage for the community was discussed. It is preferable that all building signs are consistent and have the HCH logo.

Dog bag dispensers were refilled two weeks ago. There is a large demand. Some dispensers are empty. These will be refilled. We ordered 4 cases of mutt mitts and these should last a while. We appreciate everyone picking up after their pets.

Financials were reviewed. We have profit of $70,000. All work done in the rec center was paid out of the operational account and shows as prepaid. An adjustment will be made at year end to put these expenses into reserves. Some members asked for additional information in the form of general ledgers and cash flow. Annie will see if she can accommodate this with the next financials.

The maintenance agreement with Beavers was sent out to all members. Members are asking for a more current agreement with more detail. They also suggested that the accounting agreement be included in one document. Mark will take this action and present at the next meeting.

The ice at the rec center parking area will be sanded.

**Items postponed until spring include**

Aprons by bridges—contractors unable to complete this fall. Will reschedule for May. (Intersection pavement and gutters canceled due to cost.)

Bike station and concrete pad in front of Rec Center

Touch up paint on south bridge—doing in conjunction with aprons

New ski chair pads—trying to find a source. If one cannot be found we will eliminate the pads and paint.

Wash windows.

Seal pool decking

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| Meeting adjourned. Next Board meeting is scheduled for February 28, 2024 at 6 p.m. via ZOOM |
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