**Hi Country Haus CIRA Newsletter**

**September 27, 2023**

 Hello Delegates. Please forward this newsletter to your owners

* The Board met on September 27th. The following was discussed.

**IMPORTANT NOTICE:** The Rec Center will be closed for approximately 6 weeks starting in October. We understand that this may be an inconvenience for some of our owners but this is a necessary closure. We hope to have it reopened by the start of ski season. We have found that the subfloors in both the women’s and the men’s locker rooms are failing from water damage and need to be replaced. We discussed the possibility of doing this in the spring instead of now however more damage will occur in the next 6 months if we don’t get it fixed now. And we have a liability issue if the floors were to give way. The floors in both locker rooms will be taken out, joists reinforced in the crawl space, studs replaced as needed. Showers will be taken out and replaced. We have one bid currently and are waiting on a second bid which we should receive on Friday. This is a major project. The Board is meeting on Monday to make a final decision on whom to award the contract to. Also, we should have the schedule firmed up at that time. Our original contractor was contacted to request that they repair it under warranty however the warranty period has expired.

* **Financials**

Financial statements for the end of July were reviewed. We are within our budget. The next statements will be for the period ending October.

A reserve analysis is in process and we expect the results by mid-November.

* **Action Items**

 We are replacing the front door, the doors to the natatorium. We have had numerous problems with both doors not closing properly. The doors leading from the natatorium to the deck will be adjusted to keep cold air out.

 Lift station maintenance was completed.

 An engineer inspected both bridges. Erosion on the south bridge needs to be fixed. He provided recommendations. This will be done this fall. This is not critical. The north bridge is fine. The pavement is not sinking. He advised that the lip from the bridge to the pavement is normal wear and tear.

 A new hot tub cover was ordered for the outdoor hot tub and should be here in November. It is an odd size and needs to be fabricated. In the meantime, the bubble cover is being used.

 The walls and floors around the hot tubs were calked.

 Weeds behind the building were cut back.

 Aprons for the two bridges will begin early October.

 Dumpster repairs are in process. Doors have been shortened to allow them to move over snow in the winter. Some wooden frames still need to be repaired.

 The roofer we used to repair the gutter, reposition the snow guards and the heat tape recommended we get an engineer to look at the roof as he was unable to determine if we had a leak. This is being done.

 The owner of the washing machines and dryers was contacted and he is going to put stickers on all machines giving a contact for any complaints.

 We have a new leak in the roof in the natatorium probably as a result of the roofer repositioning the snow guards. He has been contacted to fix this.

 The pool stair bars are loose. They were tightened however the concrete they are tied into is starting to crack and needs replacement. This will be done during fall closure.

 A welder has been contacted to repair the grate at the entrance.

 A dog bag dispenser was installed by building 15 by the path to confluence park.

 Dark sky lighting for building 8 was ordered, paid for and we are waiting on receiving them.

 We are looking at getting new ski chair pads for our ski lift seating.

 We will be putting rust inhibitor on the brackets in the natatorium and painting them during fall closure.

 We have recalked behind the building to help keep water out of the crawl space this winter.

 Cracks in the pool decking will be sealed during fall closure.

 LED lights that are out in the natatorium will be replaced during fall closure.

 We have a rusted vent on the roof for one of the boilers that will be replaced.

 A meeting was held with Rendezvous regarding the development behind the rec center. Drainage was an issue. Rendezvous is going to survey the area to make sure water does not drain into the rec center.

 Roads are in good shape and will not need to be graded this fall. Speed bumps will be taken up shortly.

 The dog stations will be inspected to make sure poop bags are available.

 The drain pan by Building 25 is cracked. It has been cracked for several years. Water is still draining. No action to repair this will be done at this time.

 We have prepped to put in a concrete pad by the ski chair in front of our building. A bike station will be installed next spring.