

Hi Country Haus Recreation Association Board Meeting September 27, 2023 @ 6:00 p.m. via ZOOM

- Call to order at 6:00 p.m. Present: Rex Holland, Art Ferarri, Susan Hauer, Conrad Hammond, Rick Sutton, Chris Wacinski, Kes Polar, Bill Detweiler, and Mark Johnson (Beavers). Absent: Martha Hedrick
- Minutes approved from August 30 meeting.
- **Financials**
 - Financial statements were reviewed. We are where we should be with the budget.
 - \$422k in PUD reserves; \$118 in Rec Center reserves plus another \$10k not yet poated.
 - Reserve analysis in process and should be completed mid-November.
- **Action Items**
 - Jets on indoor hot tubs checked and are working properly.
 - Got rid of broken weight bench.
 - Looked at Ranch Creek for waste disposal. Not competitive with Waste Management so staying with them.
 - Lift station maintenance complete.
 - Bubble cover installed on outdoor hot tub. A new cover is being fabricated and should be here in November.
 - Weed whacking completed behind Rec Center.
 - Received Ascent Engineering report on status of bridges. Overall the bridges are in good shape. The south bridge needs a missing 4x4 board replaced, and we should build up a retaining wall on the west side. The north bridge is fine, with the small lip where the pavement joins it of no concern. Does recommend that we proceed with installing aprons.
 - Walls and floors around the hot tubs were calked.
 - Dumpster repairs are in process.
 - The roofer who repaired the gutter and repositioned the snow guards and heat tape recommended we get an engineer to look at the roof to check for possible leaks. This is being done.
 - We have a new leak in the natatorium. Roofer will come back to fix.
 - Owner of the laundry machines will put stickers on all the machines with contact info for any problems or complaints.
 - Pool stairs are loose. The cement is staring to deteriorate and will be repaired during fall closure.
 - The bent grate at the front entrance is a special build and has been ordered.
 - The missing dog bag dispenser has been replaced on the dumpster by Bldg. 15.
 - The post and sign at the common area parking by Bldgs. 22 and 23 still need to be replaced.
 - Dark Sky Lights for Bldg. 8 have been ordered and paid for. We are waiting to receive them. Conrad will follow up with Lone Star Lighting.
 - Looking at getting new pads for our ski lift chair.
 - Have recalked behind the Rec Center to help keep water out of the crawl space this winter.
 - Have rusted vent on the roof for one of the boilers that will be replaced.
 - Roads are in good shape and will not need to be graded. Speed bumps will be removed soon.

- A meeting was held with Rendezvous over concern that drainage from their new development behind the Rec Center will flow directly into our building. Rendezvous will survey the area to make sure we do not have an issue.
- The drain pan by Bldg. 25 is cracked, as it has been for years, but still draining properly.
- Have prepped for a concrete pad near the ski lift chair, where a bike station will be installed in the spring.
- Chris and Rex will get their IT meeting scheduled.
- Chris has someone who can provide us with a new website.
- Still looking to hire a Rec Center host for weekend evenings during the season.
- Mark hired a replacement for Vern's vacant position. He will be coming from Omaha with his wife and daughter. He has 10 years experience and will start on October 1.
- Bldg. 19 inquired about getting a new sign for their building. They should contact Mark to get the logo and then work directly with FastSigns to order.
- Will be replacing the front doors to Rec Center, as well as the doors to the Natatorium, and will adjust the door leading to the deck. The board unanimously approved the \$17,787 bid.
- Bathrooms need significant repairs and cannot wait until spring. Received bid from One Stop Painting and Renovating out of Omaha, and they joined us via ZOOM during the meeting.
 - During their inspection found the following; water damage in the crawl space, mold, shower pans not installed correctly, no waterproofing on walls, and damaged joists.
 - Recommend demolition of both bathrooms, remove 12'x12' area of floor, replace joists, mitigate mold, replace subfloors, etc.
 - Would use Wedi product which comes with 20-year warranty.
 - Could get job done before busy ski season starts if we decide now.
 - Agreed to look at our architectural drawings to see where/how things weren't installed to code, as well as contact their suppliers and the town in advance of getting the contract since we are under such a time restraint. The board will make a decision next week.
- Board is getting a second bid on Friday from Jeremy Henn, a local contractor, and will meet with Jeremy via ZOOM on Monday at 6:00 p.m.

- **Open Forum**

- Art discussed the proposed increased lodging tax on all STRs, which will be on the ballot in November. If passed, the tax will increase from 1% to 3%.

- **Next Meeting**

- October 25, 2023 at 6:00 p.m. via ZOOM
- Adjourned at 8:00 p.m.