

Hi Country Haus

Newsletter July 2026

The Board met on July 22nd. Here is a summary of what was discussed:

Action Items Completed:

The air handling system was installed in the natatorium.
A sign was ordered and installed for No Event Parking by building 18
Sprinklers were reprogrammed for watering on Tuesday and Friday
Manhole cover was replaced by Building 26
Manhole cover was covered up by Building 21/23

Action Items:

The repair of the metal roof is continuing after slight delay from the Town.

A more appropriate storage space for pool chemicals is still being considered.

The swim spa has been removed. We are looking at a 7 ½ foot diameter spa that would accommodate 6 to 7 guests. An Engineering evaluation is in progress to address getting the spa into the facility, supporting the spa after it is positioned and repairing the floor area that was previously taken up by the swim spa. The area has been closed off around the swim spa hole with a 6 foot wall.

Fire mitigation reports were sent out to all buildings except 20 and CMC. Buildings are responsible for any mitigation they think is needed. We have contacted Ricardo to get the reports for 20 and CMC.

Ricardo from the East Grand County Fire Department advised that a metal reflective address sign with an official address was needed for the fire department and any emergency department to effectively find a property that needed assistance. It would aid in the fire department being able to locate a property if there was heavy smoke in the area. The Board decided that the PUD will be responsible for posting the metal signs for each building. This determination was made to ensure that our community is safe and any emergency visits can be easily identified. We will determine the best location that can be seen in an emergency for each building. It would be great if we can post these signs near the road and not necessarily on a building.

Dumpster repairs are on going for bear attacks. One dumpster by Building 16 had extensive damage and we are going to try a different waste container that has a metal lid to see if this helps. No additional costs are involved. This would be the best approach to discourage bears in dumpsters. The Board however is concerned about whether owners and renters will actually lift the lid to dispose of trash. This is a test.

The Board had lengthy discussions regarding dust control on the roads. Pros and cons were considered. The pro is a short-term fix for dust control. Cons included the cost for a short-term fix in the summer—over \$24,000 and the mess on the roads waiting for the chemicals to dry. The chemicals even though they are touted as environmentally safe would still affect the foliage on the sides of the road and during rain storms would wash off into the river. The roads are graded at the end of summer which would eliminate the chemicals on the surface of the roads. The Board once again voted down an option to do dust control on the roads. The Board did not chose to select a test section to try it on.

We are proceeding with raising the concrete pad under Building 22's shared dumpster to eliminate the drainage issue.

Town Update:

The issue with the gondola installation from Winter Park to the ski area is revenue. The Town is looking at a tax structure to fund this. A decision should be made in a couple of months.

Hotels are going in at the base of the ski area.

Cooper Creek wants a hotel where the old clock tower was.

The next Board meeting will be held on August 26th via ZOOM.

Rexene Holland, President

Art Ferrari, Vice President

Rick Sutton, Treasurer

Susan Hauer, Secretary

Martha Hedrick, Director

Eric Schmitz, Director

Kes Parakininkas, Director

Bill Detweiler, Director