

Hi Country Haus CIRA Newsletter

June 22, 2024

Hello Delegates. Thank you for attending the meeting on Saturday. There was good discussion and suggestions that the Board will take under consideration. Please pass this on to your owners.

The annual delegate meeting was held Saturday, June 22, 2024. Here is a summary of that meeting.

With 18 delegates present it was determined that there was a quorum. Delegates present (10) and their buildings were:

Art Ferrari (4), Martha Hedrick (9), Chris Wacinski (12), John Morgan (13), Jeff Snoy (20), Rexene Holland (21), Jeff Wille (23), Eric Schmitz (24), Nancy Weappa (26), Sally Pillsbury (River Glen)

Proxies received (8) were as follows:

Peter Hancock (3) Rexene Holland, John Hutchins (5) Rexene Holland, Bill Detweiler (7) Kelly Stephenson, Ruth Nelson (8) Jim Nagel, Joe Novak (10) Rick Sutton, Dan Madigan (11) Marianne Madigan, John Greive (19) Rexene Holland, Jolly Piza (22) Jeff Mees

The Board members were introduced: Rexene Holland, President; Art Ferrari, Vice President; Rick Sutton, Treasurer; Susan Hauer, Secretary; Chris Wacinski, Director; Kes Parakininkas, Director; Martha Hedrick, Director.

Minutes from Meeting June 19, 2023 were approved.

Major accomplishments for this fiscal year were summarized:

PUD

Drainage by Outside Hot Tub—Ditch built to collect overflow. Reduced the amount of water in hot tub.

Volleyball court completed

Lift station maintenance performed—no problem identified

Engineer review of bridges completed—no major problems identified. Some galling on north bridge concrete that needs repair.

Erosion by south bridge repaired/hole patched

Dumpsters repaired as needed

Apron completed by south bridge

Ski chair pads removed/chair painted

Rec Center:

Men's and Women's bathrooms rehab—Floor failing/no water proofing/total demo and rebuild

New front door installed

New doors to natatorium installed

Doors to outside deck adjusted

New weight bench received

Handrails continuously inspected/tightened

Roof repair—heat tape/snow guards/gutters

Tolin replaced roof vent and air handler

New pool cover and mechanism installed

Signs/stickers put on washers/dryers advising who to contact for help

Calked around walls in natatorium
Calked behind building
Bent floor grate by front door inspected by welder—no problem identified
Painted natatorium
Leak in swim spa repaired
New hand railings installed by back door
New cover for outside hot tub
New website developed
Pool decking cracks repaired/sealed
Windows washed in natatorium

On-going actions:

A forensic engineer with expertise in roofing was brought in to look at the asphalt roof which keeps leaking. He toured the facility and took a drawing package with him. We anticipate his report with recommendations within the next couple of weeks.

Drainage behind the rec center has been monitored. This has been discussed with Rendezvous and they are trying to mitigate any drainage problems we may have. At this time, we have experienced no drainage problems due to the new construction behind the building.

A concrete pad was poured and the bike station will be erected this summer.

The snow guards have, for the eighth year been torn off the roof over the natatorium by the snow. They will not be replaced. Warning signs will be put up behind the building to keep people away from the steep roof to avoid roof avalanches.

The apron on the north bridge is in process. The road is closed and will be for 20 days to allow the concrete to cure.

An article was sent out to the delegates warning that insurance companies may not allow propane, open flame or charcoal grills on decks. Electric grills are acceptable.

A discussion pursued on the affordability of insurance in Grand County. Insurance companies want a defensible space around buildings. Other issues that may affect insurance include asbestos and aluminum wiring. Owners are encouraged to have walls in coverage. The buildings should have walls out coverage. Due to wild fires, wood burning fireplaces may also be banned in the future. Owners that rent are encouraged to have renter's insurance. Bottom line is to avoid small claims and keep the insurance for catastrophic losses. Insurance companies may require updates to the individual building declarations and bylaws. This should be coordinated with the building's attorney if needed. We received two articles regarding insurance. They were sent out to the delegates but will be resent.

Financials:

The balance sheet and income statement were reviewed. HCHCIRA has cash of \$418,862.64 end of year. Of which, \$45,656.23 is in the operating fund. Income statement showed \$32,612.89 in excess for rec center expenses. PUD was overbudgeted by \$2,162. This was primarily due to snow removal this winter. We budgeted \$40,000 and actuals were \$66,638.

A reserve study was completed last year for both Rec and PUD. Reserve fund strength for Rec was 27.8% This is considered weak. Reserve fund strength for PUD was in excess of 130% and is considered very strong. These factors were taken into consideration when preparing the budget for this next fiscal year. The Board recommends increasing reserves in Rec from \$40,000 to \$60,000. The Board recommends no contribution to PUD this year.

The proposed budget for May 1, 2024 through April 30, 2025 was presented. Proposed amounts were determined by looking at actuals for the last 5 years and actuals from the previous fiscal year. The major

difference was the increase in reserves for Rec. Dues will increase slightly for Rec this year to help our reserves. Dues will remain the same for PUD. Here is a summary of rate increases on a monthly basis.

COMPARISON OF REC AND PUD DUES FROM 2023/2024

Number of Bedrooms	REC Dues 2023	REC Dues 2024	Variance	PUD Dues 2023	PUD Dues 2024	Variance
1	55.73	61.47	5.74	45.17	45.17	0
2	69.66	76.83	7.17	45.17	45.17	0
3	83.59	92.19	8.6	45.17	45.17	0

The budget for 2024/2025 was approved.

Winter Park Update:

Art Ferrari is on the City Counsel for the town of Winter Park. He highlighted some accomplishments this year and some potential changes. Employee housing was a success this year. The ski area and Winter Park completed the housing by the ski area and some low-income housing for employees in the town. The gondola from Cooper Creek is still being considered, but also as a transportation opportunity, not just a ski transport. Other things being considered is additional train service from Denver/Boulder to Winter Park, Steamboat and other destinations all the way to Kremling and beyond. This is a long-term wish list item. For additional information regarding the Town of Winter Park, please visit their website at wpgov.com.

Open Forum. These are the comments and suggestions that the delegates provided to the Board:

The shower head in the ADA women’s shower is high and needs a hook lower to enable easier access.

The dryers are noisy and the washers are dirty. Dryer lint traps need cleaning. HCHCIRA does not own these machines. They are maintained by an independent company. HCHCIRA shares in the profits because we allow them in our building. The company will be contacted to determine how often they visit to maintain the machines. They will be notified of this issue. Our cleaning staff will add this maintenance item to their weekly cleaning however, please remember these are not our machines and we are not responsible for them.

HCHCIRA will look at cleaning the building vents for the dryers.

It was noted that Winter Park and Grand County are experiencing a huge employee problem. There are not sufficient people to handle all the jobs that are available.

It was noted that Building 26 has limited parking. Last year Mountain Madness piled snow in such a way that their parking areas were compromised. Mountain Madness was notified of the problem and snow was hauled away. This is probably attributable to the huge amount of snow we received last year. Building 26 was advised that if this happens again, to notify Rexene Holland and we will see what we can do to help alleviate the parking problem.

Election of Directors:

It needs to be known that the Board consists of volunteers from the community. There is no compensation.

Chris Wacinski’s term of 3 years is up and he has decided not to commit to another three years at this time. We thank Chris for all his help and rebuilding the website for us.

Rexene Holland’s term of 3 years is also up but she has indicated that she would continue for another 3 years if the delegates approve.

Eric Schmitz has volunteered to serve on the Board. Thank you, Eric.

Delegates approved the election of directors.

Meeting adjourned.

A picnic followed at the pavilion at 12:30.

The Board thanks all attendees for their suggestions and comments and support.

Rexene Holland, President
Art Ferrari, Vice President
Susan Hauer, Secretary
Rick Sutton, Treasurer
Martha Hedrick, Director
Chris Wacinski, Director
Kes Polar, Director
Eric Schmitz, Director
Mark Johnson, Property Manager