

Hi Country Haus Recreation Association Board Meeting July 19, 2023 @ 6:00 p.m. via ZOOM

- Call to order at 6:00 p.m. Present: Rex Holland, Conrad Hammond, Bill Detweiler, Art Ferarri, Kestas Parakininkas and Mark Johnson (Beavers). Absent: Chris Wacinski, Rick Sutton, Susan Hauer, Martha Hedrick. We had a quorum.
- Minutes approval deferred to next meeting.

- **Financials**

Year end financials were received from our CPA. We showed a loss of \$35,000 this last fiscal year. Budget was adjusted and dues increased to account for increased costs for this next fiscal year.

CMC noted that the PUD dues were off by cents and wanted an adjustment. The yearly amount was 3 cents to 7 cents for a total of 59 cents per year for the 10 units managed by CMC. Average was 5.9 cents per owner per year. In talking to Annie, this was a rounding error. The Board has approved the rate of \$45.17 per owner per month. The Board acknowledges that this was a rounding error and the PUD rates per unit will not be changed.

At the annual meeting a question was posed regarding our equity account and what undesignated meant. Undesignated would probably be best described as retained earnings or the offset to make things balance. You could also call it previously taxed earnings plus fixed assets that were paid out of the other designated funds. It's so big because of the big rec project done a few years ago.

- **Action Items**

It was verified that the crawl space is damp from ground water, but there are no puddles.

The women's shower floor was inspected. It was reported that the area around the drain was spongy. In looking at it from the crawl space it is moist underneath indicating a failure of the floor. This happened to the men's shower floor several years ago. Centerre repaired it under warranty. Centerre was contacted and asked to repair this floor also. The Certificate of Occupancy was September 21, 2016. Under Colorado State law we have 7 years from the CO to have defects repaired. In talking to Centerre they have referred it to their main office. They may have someone come out and look at it and make a decision. A letter from our attorney may be needed. This shower has been closed due to the spongy nature of the floor. If Centerre is unwilling to repair the floor we have a contractor already who can do this for us during fall closure.

The handicap shower in the women's restroom was repaired. A teak wood bench suitable for handicap individuals was ordered and is expected July 24th. A soap caddy will be installed.

The apron project by the bridges was coordinated with the Town, the Police Department and the Fire Department. The aprons will be done one bridge at a time as the concrete has to cure for 2 weeks. The roads will be closed one at a time. Access to the community will be available through one entrance or the other. Notices will be sent out.

The erosion by the south bridge is being repaired with the same rock wall concept that was used on the north bridge. After the erosion is remedied the hole in the asphalt will be repaired.

The volleyball court is complete. Balls will be kept in the Rec Center in the fitness room.

A roofer looked at the east side of the Rec Center roof and made recommendations to help eliminate ice dams. He recommends repositioning the heat tape and replacing the gutter that was pulled down. He recommended replacing the downspouts. The Board decided not to replace downspouts but authorized the rest of the work. This is considered a maintenance issue that may occur again. The downspout extensions can be taken off in the fall to allow the skidster to clear snow behind the building easier. If the heat tape doesn't help eliminate the ice dams, a forensic roofing specialist can be called in.

Drainage by the outdoor hot tub was installed. Swills were dug and filled with stones with the water exiting down the road by the culvert. This should eliminate the icy conditions by the outside hot tub.

Drainage from Rendezvous to the culvert was improved.

The back of the building where the asphalt meets the siding will be re-calked to prevent water from entering the crawlspace.

The technicians in Breckinridge that service lift stations will be contacted and scheduled for a fall cleaning and maintenance of the lift station.

A new weight bench was ordered. Push Pull Pedal has not delivered it yet. We will follow up on this again.

A dog dispenser will be re-installed by the path to Confluence Park by Building 15.

The post on the common parking area sign behind building 23 is broken. The post needs to be replaced.

Association Reserves has been contacted to perform a reserve analysis.

Horse shoe pits were cleaned up and new sand added.

The south bridge needs some touch up paint from scrapes.

Roads were graded and speed bumps were put down.

Building 7 drainage on the road was graded and swills repaired.

The new swimsuit dryer in the men's locker room has been installed.

The handrail going into the swim spa is loose again. This will be repaired.

The jets on the inside hot tubs will be inspected to make sure they are working.

Fall maintenance will include weed whacking the weeds behind the building, 2 feet up the hill to keep them from growing into the asphalt swill.

Nineteen dark sky lights were ordered for building 8. They will be shipped to Beavers. Building 8 will be notified when they are received.

The owner of the washing machines and dryers will be contacted to see if he has a business sign to post so he can be contacted if there is a problem with his machines.

At the annual meeting some owners requested that the manufacturer or the outside hot tub be contacted to fix the pressure on the jets. Another request was to increase the size of the piping. The hot tub shell was purchased but not the mechanicals associated with it. The shell is working well. We used the existing mechanicals and piping for the new hot tub. We added a stronger larger pump. The first year the hot tub was installed, the pipes under it froze. In order to keep the pipes from freezing under the hot tub, insulation foam was added. In order to increase the size of the piping the foam and current pipes would need to be taken out. An estimate of the work to do this was around \$25,000. A member of the Board stated that the outdoor hot tub was a social hot tub to sit in in the winter with the snow falling or watching stars year-round. Its ambiance is the draw. It is not a therapeutic hot tub. If one wants stronger jets the indoor hot tubs offer this. The Board has decided not to pursue larger pipes or calling the manufacturer.

The pavement on the north bridge on the Telemark side may be buckling. This needs to be investigated and if needed repaired when the aprons are installed.

The next meeting date will be held toward the end of August. Exact dates need to be coordinated.

Meeting adjourned.