

Hi Country Haus CIRA Newsletter

June 21, 2025

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

The annual delegate meeting was held Saturday, June 21, 2025. Here is a summary of that meeting.

With 19 delegates or proxies present it was determined that there was a quorum.

Jeremy Zeid (3), Art Ferrari (4), Rexene Holland (5), Ruth Nelson (8), Martha Hedrick (9), Rick Sutton (10) Russ Sammons (12), Russ Sammons (13), Amanda Burma (14), Lisa Marshall (15), Kate Sherrill (16), Beth Martinez (18), John Greive (19), Jeff Snoy (20), Rexene Holland (21), Holly Piza (22), Rexene Holland (23), Eric Schmitz (24), Nancy Weappa (26)

The Board members were introduced: Rexene Holland, President; Art Ferrari, Vice President; Rick Sutton, Treasurer, Eric Schmitz Director; Martha Hedrick, Director.

Minutes from the Meeting June 24, 2024, were approved.

Major accomplishments for this fiscal year were summarized:

PUD

Aprons completed on both north and south bridges

Rendezvous drainage behind the rec center was improved by Rendezvous

Berm built by volleyball court to reduce flooding and direct drainage into culvert.

Bike station installed.

Snow signs installed between building 21 and 26.

Changed trash management to Ranch Creek

Bear issue—replaced door closures.

Building 22 dumpster shed doors were cut down. (More needed)

Tables in pavilion secured.

Snow removed from around fire hydrants.

Dumpster sheds/dog bag dispensers numbered.

Additional dog bag dispenser installed on Building 22 dumpster shed.

Yield sign by south bridge replaced.

Rec Center

A hook was attached to the ADA shower locating shower head to a lower position.

Resealed the pool decking.

Dryer vents cleaned.

Leaks repaired in the hot tub plumbing/manifold replaced.

Insulation replaced in closets.

Warning signs installed behind the rec center for snow avalanche warning.

Roof vent for old dehumidifier system ripped off roof/fan seized up.

Dehumidifiers installed in natatorium.

Heat coil from previous system disconnected.

Water to heat coil from boiler capped off.

Touch up paint in natatorium.
Ceiling cleaned in natatorium.
Roofing report received from Castle Roofing Systems. Put on hold. Some issues are being resolved already.
Men's locker room back to normal.

Spring Actions

Repair fence by north bridge—Rails are back up but need to be secured.

New building signs to be ordered. We still need building addresses for 5 buildings. We will try researching with the assessor's office. Signs will have fluorescent addresses.

All dumpster sheds are to be inspected/repaired as needed.

Bear Activity—We have only had one instance this spring. The bear ripped off a dumpster door. Everyone is reminded not to leave trash out, not to have bird feeders where bears can reach them, do not sprinkle bird seed or dog food on the ground. Please keep decks clear of trash or other enticements. This is consistent with the Town's guidance.

Road grading/speed bumps—should be completed within the next week.

Financials

Balance Sheet. We have \$403,506 in bank accounts. Bank accounts consist of operating, CD and a money market. As these come due, we will look at the rates that are offered for FDIC insured accounts. Current liabilities are \$49,779.10 which includes \$13,646.89 to reserves. Rec Reserves are negative \$26,668. This amount needs to be repaid to PUD. PUD reserves are \$372,365.

Income statements were reviewed. Recreation Center Expenses were \$243,791.03, which was \$10,808.97 under budget. Most of the savings came from the maintenance of the building. PUD expenses were \$149,832.41 which was under budget \$4,667.59. General and Administrative expenses were over budget by \$4,198.88. Net income this year was \$7,296.

Proposed Budget. The rec budget increased by \$41,308.97 for the year. The major change in the budget is increasing Rec dues from \$60,000 to \$80,000. PUD increased \$7,917.59 per year. General and Administrative expenses increased \$4,198.88. Total increases were \$46,727.17. The delegates voted to approve the budget.

Dues increased and are summarized below:

One- bedroom unit	Rec Increase \$7.11/month	PUD Increase \$.84/month	Total \$7.95/month.
Two-bedroom unit	Rec Increase \$8.91/month	PUD Increase \$.84/month	Total \$9.75/month.
Three-bedroom unit	Rec Increase \$10.67/month	PUD Increase \$.84/month	Total \$11.51/month.

This was approved and these will be effective 1 July 2025.

Winter Park Update

Art Ferrari is on the City Council for the town of Winter Park and is involved with Grand County Water and Sanitation. He offered the following updates.

The gondola between Cooper Square and the ski area is still being worked. It is not dead. The sewer line enlargement for the developments behind River Glen is anticipated next spring after run off. More information will be provided as it is received.

Solar panels have been installed on the town's maintenance building.

Open Forum

The cover to the outside hot tub needs to be put on, especially at night and on cold evenings.

CMC is using building 3's parking lot to turn around. This is causing wear and tear on their parking lot. CMC will be notified.

Building 16 would like "No Event Parking Signs" by the HCH sign to keep visitors out. The Board will look at the PUD map and determine if this is HCH property or building property. If it is HCH property, a sign will be put up.

Additional 15 MPH signs are needed in the community. The Board will take this under advisement.

New Rec Cards can be obtained from Beavers Monday through Friday 10 to 4 p.m. They are located at Winter Park Station, 79050 US Hwy 40, Suite 4. Owners need to obtain these cards for their renters. An email from the Owner to Beavers giving permission to a renter is allowed.

Building 8 and 9 parking is an issue for their buildings.

Parking for Building 26 is an issue for that building. Kudos to Mountain Madness for doing a great job in not storing snow in parking spaces or on the landscaping.

CMC's trash does not always get dumped. CMC parks cars in front of it. They will be reminded not to do this.

I reached out to Ranch Creek Waste, and they advised that they pick up our trash on Thursdays.

Building 22 dumpster needs some repair. And it may need to be raised on a concrete pad to help with drainage. This is being considered but needs Board approval.

The bump from the asphalt to the north bridge is being investigated and a solution will be forthcoming. Board approval is needed.

The trail from Confluence Park to Building 15 has been improved. As a result, there is additional traffic. A no egress sign is posted after the improved trail, leaving some of the old

trail going into Building 15s back yard. This does not seem to stop the traffic. The Board will research who did the improvement and see if there is a solution to Building 15s traffic. The problem is that there is a 5-foot easement along the river that allows traffic to flow and fish.

A suggestion was made to have EV chargers added in the future. The Board investigated this option several years ago and the price was prohibitive. EV chargers are available in Winter Park and Frasier. Some buildings have outside outlets that are being used for charging. It was mentioned that one building has an outlet designated to one owner for their vehicle. This is a building opportunity.

A suggestion was made to use Next Door to enable owners to communicate with each other. I believe an invitation was already sent out by one of our owners.

Next year's meeting will be the Saturday following Father's Day.

Election of Directors

Art Ferrari and Martha Hedrick's 3-year term expired this year. Both have agreed to stay on the Board for another 3 years. Delegates approved. No other Volunteers came forward.

Picnic at 12:30

Meeting Adjourned.

Board Meeting to elect officers

The Board elected to keep the current officers. Rexene Holland, President; Art Ferrari, Vice President; Rick Sutton, Treasurer; Susan Hauer Secretary.

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

