

HCHCIRA Newsletter

March 2026

Hello everyone. The HCHCIRA Board met last week. Here are the highlights.

Completed Items:

Snow was moved by building 26 to allow for better drainage.

Dog bag dispensers were inspected and refilled. A checklist was developed to help with making sure this is inspected weekly.

Sign for Icy Conditions was installed by the outside hot tub.

Sign for No Parking by building 22 was installed on dumpster.

Sign for No Skiing/Boarding was installed on the sledding hill. PVC pipes have been removed 3 times now along with jumps for skiers and snowboarders. This is considered a liability to the community. This is a sledding hill only.

New Stop sign was installed.

Washers and Dryers were fixed.

Service agreement initiated with Sno Bridge for lift station maintenance between Buildings 26 and 23. Service scheduled for Thursday March 26th.

Open Items:

A third roofer was contacted to replace the metal roof. He is not interested. Mark will contact Turner Morris. All roofing companies at this point say they need an engineering review before they will proceed. The roof has been patched but we were told this is not a long-term fix.

The leaks on the swim spa have been repaired. This was inspected recently and there are no leaks. There is a small crack in the hot tub on the north edge on the bottom which is currently fixed and can be permanently fixed during spring shut down. The Board has agreed that we will continue to make sure the hot tub is not leaking. The alternative would be to buy a new hot tub. Looking into this resulted in exorbitant pricing and difficulty in removing and replacing. To replace the hot tub, windows need to be removed.

Checklists have been developed/upgraded for the Rec Center to better help identify any issues that may crop up.

Addresses for buildings were discussed. Some buildings have already put addresses on either their building or their sign posts at their building expense. It was decided that the Board would not be obtaining address signs for the rest of the buildings at PUD expense. This is considered a building expense. However, buildings are encouraged to put address numbers on their buildings or posts so emergency vehicles, renters, and delivery personnel can identify their building. If you need the address of your building, please let us know. We now have a listing of these.

Road maintenance is scheduled for early June along with the speed bumps.

Drainage by Buildings 8, 9 and 10 will be looked at to determine if some cleanup is needed now.

The drain pan under the road by Building 26 will be cleaned out this spring. The ditch that the water flows into will also be cleaned out.

We are going to try to get on Envirotech's schedule for environmental dust control in late June. Envirotech was contacted and mileage of 1 mile and 15 feet wide was provided for an estimate. This will need Board approval. This is an environmentally safe option for dust control if it is cost effective.

We met with Grand County Water and Sanitation. They will be replacing the manhole cover by Building 26 this spring to eliminate the cracking around the current one. It is a square that has the manhole cover inside it. It was inspected and there is no water intrusion into the sewer line. They are going to repair/replace the manhole cover by building 21 and 23. There are cones around this manhole now as there is a 5-inch drop to the cover.

The next Board meeting is scheduled for April 20 at 6 p.m. via ZOOM.