

HCH CIRA Board Meeting

May 28, 2008, 6:30 pm

Meeting was called to order by President Chris Bremer.

Board Member Attendees: Chris Bremer, Bob Steketee, Chris Artim, Grant Schwartz, Gary Roberts, Carla Evans, Julie Daehn.

Guest Attendees: Mark Johnson, Beaver Management Company.

Minutes for the last meeting were read and approved.

Mark Johnson of Beavers Mgmt. provided the maintenance report for the month. Refer to the maintenance report for more details. Highlights were:

- ❑ Summer hours are in effect. Rec Center usage is very low, as expected for this time of year.
- ❑ Financials: Balance Sheet will be posted on the website when available.
- ❑ Lockers will not be locking. Pricing will be around \$14,000. BMG will order.
- ❑ Locker Room remodel: Carpet similar to the entry hallway will be put in both locker rooms. The rooms will be painted the same color scheme as the game room in a semi-gloss. Painting will be done by BMG.
- ❑ American Pride tree removal is close. Julie to touch base on completion.
- ❑ Tree spraying is ready to begin after removal completes.
- ❑ BMG is moving forward with claim on tile work in hot tub area with Larsen McKnight general contractors. Work is being pressed to be completed in June.
- ❑ CMC PUD fees are being reviewed.
- ❑ BMG would like to give a raise to Angela Phillips to move her towards a more equitable pay rate. The raise was voted on and approved. Costs will be reflected in BMG staffing fees.
- ❑ As part of landscaping we are considering a new sign at the North and South Bridges. Mark confirmed with the city that any signage would require a sign permit from the city.
- ❑ Bldg. 22 had their electrical outlet damaged over the winter for the second year in a row. They are requesting that the Rec. Assoc. repair it. The board decided that Bldg. 22 needs to move or protect the post from the snow load area.
- ❑ BMG has worked with a local towing company to provide services for abandoned vehicles at no cost to the community. BMG will work closely with the towing agency to assure that proper notification has been given before towing.
- ❑ Rz and BMG met and walked the area to discuss drainage. Talks will continue, Chris A. will attend next meeting to have a board presence.

June 28th Annual meeting planning was reviewed. Board members will arrive at 8am for setup. Snacks and refreshments will be provided. Building packets will contain the agenda, financials, bylaws, rec center rental info. Bylaws meeting will follow, and picnic at the rec center wraps up the day.

Grant will prep the financials to present. He will coordinate with Alan, Mark and Chris B to get the finished numbers for the meeting.

Grant will revise the Collection policy recently distributed by Orten Law offices to contain tighter collection rules. This will be distributed to the board via email and voted upon electronically.

Next round of logos were reviewed and narrowed down. Chris B. will get more proofs to present at the owner meeting in June.

Board member reimbursement for mileage expenses to attend meetings was discussed. It was moved and approved to allow reimbursement at the IRS Government rate to members who file expense reports. Chris B. will provide a short written policy and form for board members to fill out.

Bldg president Patrick O'Keefe had approached the Board via email about switching the community from Comcast cable to Satellite. After discussion it was determined that each building has it's own contract, and that the Rec Board would not pursue bringing the buildings together, but Mr. O'Keefe could approach the building presidents on the topic.

BMG will re-work the rental agreement for the Rec Center and Pavilion. Since they are doing the scheduling, they will determine how and where reservations will be made.

Mark suggested the board consider a security system for the Rec Center to cover off hours liabilities around having a pool. This topic will be considered in the future.

Next meetings

- June 28th, 9:00am Annual Homeowner Meeting at Grand Theatre in Winter Park
- July 23rd, 6:30pm at Orten Offices in Golden, CO

Meeting was adjourned at 8:45 pm