

HCH CIRA Board Meeting

May 21, 2009 6:30 pm

Meeting was called to order by President Chris Bremer.

Board Member Attendees: Chris Bremer, Bob Steketee, Julie Daehn, Dan Madigan, Gary Roberts, Chris Artim

Guest Attendees: Mark Johnson, Beaver Management Group.

Maintenance update report provided by Mark Johnson of BMG.

- Pool drain updated to be in compliance with new legislation.
- Recreation Center spring-cleaning was completed.
- Tree removal has begun. 45 trees cut. Majority will be done by June, but some work will trickle throughout the summer. Expected to remove < 100 trees.
- Met with Terry at Rz about the drainage work. Ongoing issues for completion.
- Parking lot border rocks have been restored throughout the community that were moved during plowing.
- Womens locker room floor project has BMG looking for additional bids.
- Laundry room ceiling repairs done after winter leak.
- Uncertified boiler still needs addressed.

Financial update provided by Dan:

- Reviewed the balance sheet for April.
- Receivables were reviewed and demand letters will be re-sent at the fiscal year end.
- Reviewed the revenue and expenses with regards to solidifying accounting buckets.
- Reconciling cash flows ytd shows Rec Center has a \$5k deficit and PUD has a \$69k positive flow on paper.
- Reviewed a first cut of a proposed budget from the accountants based on 2008/9 numbers.
- A PUD project was identified: At the north entry, remove pillars, install a new sign, add foliage-landscape on both sides of the road, add lighting such as poles lights, add irrigation to water new landscape. Get two estimates with a \$15,000.00 budget.

Next meeting is the annual owners meeting in Winter Park June 27th. Meeting was adjourned at 9:06pm. July board meeting will be the 28th at the Denver West location.