

HCH Community Improvement & Recreation Association
Board Meeting
Tuesday, March 15, 2011

Attendees: Dan Madigan, Carolyn Piro, Gary Roberts, Steve Ray, Sally Leibbrandt
Also in attendance: Mark Johnson of Beavers Management Company

Call to order - Steve Ray, board president, called the meeting to order at 6:05pm. A quorum was present.

Management Report

Mark Johnson reviewed the maintenance reports. The security system installation is in process.

Building 24 Water Agreement Update

The agreement dated February 7, 2011 is ready for signature by the building 24 representatives. The latest version includes input from David Firmin of HindmanSanchez and the board for building 24. Mark is working with Neils Lundsford to get equipment in place per the agreement. No work will be done until the agreement is signed. Carolyn Piro agreed to follow-up with her board regarding the status of the agreement.

Snow Plowing

Mountain Madness owner approached Mark regarding the south entrance – significant potholes and also at the 4 way stop. Mark authorized him to fill in the holes with gravel.

HCH Sales information

Mark distributed reports showing market statistics on Hi Country Haus sales since March 2010.

Telemark Easement Agreement

Dan Madigan reviewed the history of this agreement for the board. HCH CIRA had an easement with Sitzmark prior to the Telemark development for our north entrance. Mark will send a copy of the agreement to David Firmin for his review and comment.

Collections Update

Jonah Hunt of HindmanSanchez is proceeding with foreclosure on the [REDACTED] matter. The homeowners are representing themselves. They filed a counterclaim stating the board acted improperly by incurring expenses on behalf of the buildings.

Our insurance company, Travelers Insurance, is now paying for the defense and will handle the response. Dan has delivered all the HOA documents to HindmanSanchez for Travelers to review.

The [REDACTED] foreclosure was temporarily put on hold pending update on the [REDACTED] foreclosure. HindmanSanchez will continue pursuing this matter.

The board expressed the need for consistency in pursuing outstanding collections matters.

Old Business

Mountain Parks Electric Rebate

In follow-up to the previous decision for the recreation association to retain Mountain Parks Electric Rebates the board voted on the following action.

ACTION

Motion: Dan moved that HCH CIRA as the authority to retain all MPEI rebates for the HOAs within its membership and further moved that any individual HCH CIRA building associations have the right to file an individual account with MPEI rebates for future years. And the board secretary has the delegated authority to sign a written consent on behalf of the board.

Second: Steve seconded.

Approval: Unanimous

CPA Review

Mark has the name of one more CPA to conduct a review of the association's financial records.

New Business

Annual Meeting – The next annual meeting is scheduled for June 25, 2011. The board will meet again this spring to discuss the budget for the next fiscal year and the agenda. Beaver's office will send out a notice to the board presidents. Please send agenda items to Mark.

Landscaping –Building HOAs may submit proposals for up to \$2,000 by 9/1/11 to request planting on their properties. Requests will be reviewed and approved by the board after that date. Reimbursement will only be made after the completion of work and submission of the invoice. The deadline for reimbursement is 9/30/2012.

Mark mentioned drainage problem across from the new south sign. We will need to address this. The board asked for Mark to come up with a proposal.

Dan suggested the next board meeting focus on the next fiscal year's budget.

Meeting Minutes

The minutes of the January 11, 2011 meeting were reviewed.

ACTION

Motion: Steve made a motion to approve minutes as presented.

Second: Gary seconded the motion.

Approved: The board unanimously approved the minutes as presented.

Next Meeting

Wednesday, April 20th @ 6p HindmanSanchez office – budget meeting

Wednesday, May 18th @ 6p HindmanSanchez office – annual meeting planning

There being no other agenda items, the meeting was adjourned at 7:45pm by board president, Steve Ray.

Respectfully submitted,

Sally Leibbrandt
Secretary