

**HCH Community Improvement & Recreation Association
Board Meeting
Wednesday, June 8th, 2011
HindmanSanchez Law Offices**

Attendees: John Carr, Dan Madigan, Carolyn Piro, Steve Ray, Gary Roberts, Sally Leibbrandt
By Proxy: Martha Hedrick
Also in attendance: Mark Johnson of Beavers Management Company

Call to order - Steve Ray, board president called the meeting to order at 6:10pm. A quorum was present.

Meeting Minutes

The minutes of the March 15, 2011 meeting were reviewed and revised to clarify the landscape proposal process.

ACTION

Motion: Gary Roberts made a motion to approve minutes as revised.

Second: Steve seconded the motion.

Approval: The board unanimously approved the minutes.

Drainage Improvement Plans

The board reviewed the drainage improvement proposal with Ken Evans of Evans Paving. The board discussed the need to prioritize the work. It was determined that the drainage at the south entrance is most problematic. John Carr suggested that we require Evans Paving to obtain a warranty/performance bond.

ACTION

Motion: John Carr made a motion to do a partial mobilization of the Evans Paving Proposal to include Sections 1 through 3.3 based on the estimate given with the additional cost of a payment and performance bond.

Second: Carolyn Piro seconded the motion.

Approval: The board unanimously approved the motion.

ACTION

Motion: Dan Madigan made a motion to authorize the expenditure of up to \$34,000 to complete the previous motion.

Second: John seconded the motion.

Approval: The board unanimously approved the motion.

A notification of potential road closures will be sent to each building president and CMC by Beaver Management prior to the commencement of the work with Evans Paving.

Recreation Center Curve

A discussion was held to review possible options to improve the curve around building 23 near the Recreation Center. The board determined that we need to identify the property lines through a survey first. Following the survey, we will request Evans Paving to provide an estimate for the cost to square off the corner.

ACTION

Motion: Dan made a motion authorizing Mark Johnson to spend up to \$3,000 to obtain a survey of the property from the 4 way stop to the north end of the Recreation Center for the purpose of reconfiguring the curve.

Second: John seconded the motion.

Approval: The board unanimously approved the motion.

Old Business

Proposed Budget

The board reviewed the proposed budget with a few revisions for the fiscal year 2012 budget:

- An additional \$26,000 was added for landscaping building proposals.
- The drainage maintenance project will be added to a new category called "Road Improvement and Drainage" with a budget of \$34,000.

ACTION

Motion: John made a motion to approve the budget with the addition of \$26,000 for building landscape proposals and the addition of a "Road Improvement and Drainage" line item in the amount of \$34,000.

Second: Sally Leibbrandt seconded the motion.

Approval: The board unanimously approved the motion.

Status of CPA Review

The review will be conducted as soon as a firm is selected. One additional proposal is pending.

Building 24 Irrigation Agreement

Steve received the signed irrigation agreement with building 24. Sally will scan a copy to HindmanSanchez, Steve and Carolyn Piro. Mark obtained the signed Neils Lundsford proposal to install the irrigation system for building 24.

Update on Collection Matters

The [REDACTED] matter is the only outstanding issue. A court date is set for November and is being handled by our insurance carrier.

Board Vacancies

Three board positions will be open for the next year.

New Business

Annual Meeting

The annual meeting announcement and agenda was distributed to the building presidents by Beaver Management.

Dan, Mark and Steve will coordinate the meeting presentations. Mark will be arranging for the morning refreshments and lunch with Smokin' Moes.

Management Report

Flowers

Mark Johnson reviewed the flower planting proposal from Kandy's Gardens. Kandy has done flowers for the Town and building 21. The total expense of \$1,400 was authorized by the board.

Pool furniture

Lounge chairs, chairs and tables around the pool need replacing. Mark presented a proposal. The board authorized Mark to spend up to \$2,500 to replace the existing furniture.

Fraser River Status

Check out the www.GCemergency.com website to follow the status of Grand County rivers.

There being no other agenda items, the meeting was adjourned at 8:43p by board president, Steve Ray.

Respectfully submitted,

Sally Leibbrandt
Secretary