

HI COUNTRY HAUS CIRA Newsletter March 2016

Dear Delegates:

The following updates are provided for the Recreation Center:

The building is coming together quite nicely. We are almost there. The contractor is working on punch list items now to get everything completed. Furniture has been bought and delivered and is being stored by Beavers. The pool is complete and is filled with water. It is still curing. Hot tubs are filled and working. Check out the blog to see current pictures: [Hi Country Haus Recreation Center - Construction Photos](#)

Some items that still need to be taken care of:

There were curing cracks on the pool decking that need to be routed and caulked. This is normal. We are also having an epoxy slip proof coating applied to the decking. This will help waterproof the decking, make it slip resistant and make it easier to keep clean.

Our Project Manager is working with the Town of Winter Park to get a Temporary Certificate of Occupancy (TCO). The Town is requesting that we provide an ADA egress from our back door to the street. This was not in the official plans that had been approved by the city. At this time, we have a 6 foot high wall of snow where the egress needs to go. This will require us getting a Cat in to clear the snow and building a temporary ramp out to the street. Negotiations will continue with the Town and the Board will make a decision soon on what will be done to remedy this.

Moving in: After the deck is complete, ADA issues are resolved, punch list items are completed and the TCO is issued we will take possession of the building. At this point we will move in the furniture, TVs and other equipment. We are procuring insurance to have in place when the Rec Center is opened. We are coordinating these items to have them all done for a Grand Opening. Look for a banner saying "Now Open".

Landscaping and permanent ramps and sidewalks will be installed after mud season. This will not delay the opening.

Conveyance of approximately 275 feet of Hi Country Drive and 100 feet of Nob Hill Drive:

Delegate votes are in. The results are:

Option 1 Accept as Proposed: 17 delegates

Option 2 Accept as Proposed/More definition on Nob Hill Drive: 1 delegate

Option 3 Do not accept proposal: 5 delegates

Abstain: 2 delegates (One required a combined vote of CMC/Bldg17/River Glen/Nob Hill-votes were evenly split between Option 1 and 3)

Did not vote: 1 delegate

The Board is in the process of getting an appraisal on this section of road. The appraisal is due April 7th. A counter proposal was submitted to the Town incorporating various discussions with the Town. The Board wanted to assure that any interim agreements that were made between Hi Country Haus and the Town were documented in writing. Final approval will be contingent upon getting the appraisal and the Town accepting the current verbiage in the proposal.

Conveyance of Nob Hill Drive to J. Parkinson

J. Parkinson has requested that he be allowed to buy the portion of Nob Hill Drive that serves as his current driveway. With the conveyance of part of Nob Hill Drive and Hi Country Drive to the Town, Mr. Parkinson states he no longer needs access to our private roads and no longer needs to participate in the PUD. The only benefit Mr. Parkinson receives from the PUD is trash removal. He maintains and plows his own Nob Hill driveway. Mr. Parkinson is in the process of getting an appraisal, at his cost and risk, to determine the value of this land. After a final agreement on the conveyance of Hi Country Drive and part of Nob Hill Drive is complete, we will pursue this issue with a delegate vote to determine if this is something the community is interested in.

Playground:

After the Rec Center is complete, a survey will be sent out to all owners to determine what is wanted in a playground. Our current playground is old and is in need of replacement. After we receive the results of the survey, a decision will be made as to what type of playground we need and if the Association has adequate resources to fund this project.

Renting the Pavilion:

The pavilion can be rented this summer for group events. The cost will be \$40 for a half day and \$80 for a whole day. The Board will not rent the Recreation Center.

Annual Meeting:

The annual meeting will be held on June 11th at Beaver's Lodge. Coffee and donuts will be served at 8:30 and the meeting will start at 9:00. A picnic will follow in our Pavilion at 12:00. A formal notification will be sent to all owners in April/May. We hope everyone plans to attend.

Rexene Holland
President, HCHCIRA

