

# HAMILTON CREEK ASSOCIATION

## Annual Meeting

### June 28, 2014

President Ruth Carroll called the Annual Meeting to order at 10:11AM. Approximately 67 owners and guests attended the meeting representing 41 properties. Proxies were received from 8 owners for a total of 49 properties.

The Association Board of Directors Tim Brandt, Hugo Rutherford, Marc Schlesinger, and Luise Bruno were introduced. Merike Rutherford, chairman of the Welcoming Committee, introduced Toni Graves, Theresa O'Brien and Julie Wright as the other members. New owners in attendance were Bruce & Donna Schmeiser who purchased 126 Hamilton Creek Trail with the intention of building later this year, and Jake (Christine) Skelton who purchased 461 Lakeview Circle. New owners unable to attend were Marc & Judy Schoch who purchased 23 Pinon Trail and Nadi & Judy Hibri who purchased 530 Lakeview Circle.

**Rail Transportation.** The guest speaker was Bob Briggs who is a proponent of using rail transportation in Colorado, including the mountain areas, as a portion of the solution to the expanding population exceeding the capacity of existing roads. A Colorado rail system would utilize existing tracks and right-of-ways utilizing the rail concept from Switzerland where many communities are served. Specifically, for Summit County the service would be on the road right-of-ways from Kremmling to Silverthorne. Technology would be a factor in a rail system with use of alternate methods such as wind, solar and geothermal to power electric trains. The cost of an extensive system would be high and would require voter approval. However, the cost may be less than the expansion of roads to handle peak volume, would provide alternatives, and combine with existing highways to more efficiently handle peak volume.

**Minutes.** *A motion to accept the June 22, 2013 minutes as written was unanimously approved.*

**Website.** The website is [www.hamiltoncreek.info](http://www.hamiltoncreek.info). The site includes minutes, documents and contacts for the Association and a link to the Metro District. The site is maintained by resident Carolyn Patterson.

**President's Report.** Ruth Carroll provided the President's report updating the activities of the Association for the last year. The Association's focus is in on owner safety, wise use of annual dues, and maintaining the quality of life in Hamilton Creek. Approximately 45 owners attended the cleanup day on June 21<sup>st</sup>. Resident Carol Howard provided the entrance flowers planted during the cleanup at wholesale cost. Other activities included stacking of trees in the forest and a cleanup of the roadway. While Hamilton Creek is thought of as a good community by the Lake Dillon Fire District, this does not translate to any insurance saving or mitigates the wildfire rates some insurance companies are imposing. The number one suggestion of the Fire District is for individual owners to remove dead wood piles (firewood) if they are not being used and do not store any more than will be currently used next to a home. The Fire District prepares for difficult access from mountain roads to properties. John Almond coordinated the cleanup day activities and Bill and Linda Bonner provided their home for the owner's lunch. There was a reminder and discussion to respect the wildlife in our community and control pets to avoid confrontations. Dogs can be a particular danger to owners around moose. Trash should only be put out the morning of service. Exterior lights do not need to be on overnight and down lighting is a County requirement for new construction. Hunting or access to hunting areas from Hamilton Creek is not allowed. The roads in Hamilton Creek are County designated and no parking is allowed. Illegal parking can be reported to the Sheriff's department using the non-emergency number. The completed Angler Mountain Ranch road provides another emergency evacuation route for the community. You can sign up for the County emergency notice system at [www.scalert.org](http://www.scalert.org). The

men's hiking group is coordinated by John Almond and Tom Hand. Linda Covert is interested in forming a women's group.

**Treasurer's Report.** Hugo Rutherford provided the Treasurer's report. The report was emailed with the notice and handouts were available at the meeting. The Association collects \$6,000 annually based on the 120 properties at \$50 each. Expenses were \$1,000 lower than income and were added to savings.

**Architectural and Covenant Compliance Committee.** Chairman Bob Bruno provided the report. One home is under construction, several remodels are planned, and one new home construction start in 2014 is anticipated. Owners are reminded any exterior work or changes, including roofs and painting, need to obtain the approval of the committee prior to the work. Most covenants complaints are regarding vehicle parking including trailers, boats and RV's that are only allowed temporarily for loading.

**Board of Directors.** *Nominated for two year terms on the Board were Marc Schlesinger, Hugo Rutherford, and Mary Seidel. The nominations were closed and the nominees were unanimously elected to the Board of Directors.*

**Metropolitan District Report.** Tom Hand, Metro District Board President, and Bob Polich, Administrator, provided the Metro District Report. Recognized were Anne Bueuprez, Bill Ferris, Jacques De Lorimier and Chuck Harris as the other members of the Board and water operator Matt Willitts of Water Solutions. The water treatment plant has been completed and the operation has exceeded expectations. The District appreciates the cooperation of Marc and Joelle Schlesinger to agree with a lot boundary change to accommodate the buried water treatment tanks. Also appreciated was the patience of the Schlesinger's and Mielke's during the long construction period. The District is aware of a total of seven properties that have experienced pinhole leaks in copper pipes. All of the homes were constructed prior to 1999. Based on testing and analysis of the water, the problem is likely related to the well water used prior to 2003.

The income of the District is 84% obtained from property taxes. Lower property values have reduced the annual income of the District by \$82,000. The District works with the funding reduction by lowering expenses as much as possible. Priority projects including water line and hydrant upgrades, the interconnection with Silverthorne, drainage improvements, and major asphalt work are delayed until sufficient funds are available. The priority of the District is the repayment of the owners who lent money for the construction of the water treatment plant. This meeting is the second year of the total of six years of repayments. Regular operating activities of the District include road patching and crack fill, noxious weed control along the roads, snow removal on the roads and driveways, pickup of slash, septic tank pumping, and the delivery of water.

The meeting was adjourned at 12:31 PM and a catered lunch was served.

**Development Update.** Realtor Eddie O'Brien provided the development update during lunch. Eddie reported a continuation of the improved real estate market that started last year. The Town of Silverthorne was encouraging commercial development in the town and with the business community.

**Silverthorne Community Parks Planning.** Eli Roberson, from the South Forty Property Owners Association, spoke to owners during lunch regarding park planning by the Town of Silverthorne that included formal improvements to the school area such as lighted ballparks that the South Forty felt was detrimental to wildlife corridors along the Blue River and the quiet enjoyment of the existing natural conditions by adjoining properties. The owners attending approved having the information regarding the Silverthorne parks planning meeting sent to them to participate in if interested.