

Hamilton Creek Association Board of Directors Meeting Minutes February 5, 2015

ATTENDING BOARD MEMBERS:

RUTH CARROLL MARY SEIDEL LUISE BRUNO MARC SCHLESINGER

OTHERS ATTENDING:

TOM HAND PRESIDENT, HAMILTON CREEK METRO DISTRICT
BOB BRUNO CHAIRMAN, ARCHITECTURAL AND COVENANTS COMMITTEE

MEETING WAS CALLED TO ORDER BY RUTH CARROLL AT 6:40 PM. MEETING WAS HELD AT MARY SEIDEL'S HOUSE, 2204 HAMILTON CREEK ROAD.

MINUTES Minutes of the August 28, 2014 Board meeting were approved. (Seidel/Bruno-unanimous)
Minutes of the December 14, 2014 Board meeting were approved with typographical correction. (Bruno/Seidel-unanimous)

ARCHITECTURAL REVIEW COMMITTEE Bob Bruno, Chairman, presented the report. He gave updates on the current projects within Hamilton Creek:
19 Stormwatch Circle; the interior remodel was underway with expected completion in Spring 2015.
126 Hamilton Creek Trail; the ACC had approved the final plans for the new residence, however, some modifications, which have already been approved by the County, to the plans were submitted for review by the committee. A contractor has been selected for the project.
90 Nordic Trail; plans for landscaping around the driveway and front walk have been approved by the committee.

COVENANTS COMPLIANCE COMMITTEE Bob Bruno, Chairman, presented the report. Discussed was the complaint regarding the parking of a vehicle outside an enclosed structure for greater than seven days. On December 8, 2014, a letter was received by the Board from the complainants attorney regarding the issue and that the Board was not enforcing the rules. This was reviewed and discussed at the meeting on December 14, 2014 and no violation of the Covenants or Parking Regulations was felt to have occurred. On January 26th the owner of the vehicle moved it out onto his driveway and the complainant had his attorney call the owners attorney and it was relayed to the complainants attorney at that time that no rules violation had occurred and the owner was within his rights to drive and keep his van on his driveway within the allowable provisions of the Covenants. The Board discussed the matter further and again have monitored the situation and no violations have been noted by any Board members. It was discussed whether Bob Bruno and Marc Schlesinger should contact the attorney for the HOA to write a letter to the complainant or his attorney to inform them that the Board had reviewed the matter fully and were continuing to monitor the situation, but to this time no violations of the Hamilton Creek Parking Rules and Regulations was felt to have occurred. Ruth Carroll was to ascertain the name of the attorney and forward the information to Marc and Bob for their review and contact with the attorney.

Bob Bruno discussed a complaint about lights shining into a neighbor's house on Ansels View. He was going to look at the lighting the week of this meeting and forward and email asking for correction of the situation if there was a problem identified.

TREASURER'S REPORT Hugo Rutherford, Treasurer, was not present but had forwarded the balance sheet and the profit and loss record for the fiscal year to date (as of February 2, 2015) for review. There is a \$420 carry over from the prior fiscal year reflected in the P&L records.

METRO DISTRICT REPORT Tom Hand, Metro District President, presented the report. He discussed the transition of District management from Mountain Systems. All accounts are now on direct deposit. Deb Polich, now NP Service, Inc. is going to continue to work on a FEMA grant for funding to obtain

emergency connection between Metro District water system and the Silverthorne water system. She is working on a month-to-month basis. She is doing bookkeeping, records maintenance, and governmental reporting. She is doing no financials. An in-depth audit is being performed and a certified audit is also being performed. The electronic water metering system is shared by four water districts at this time. NP Systems is monitoring in their office for all four of the districts and sending out the bills. One of the metro districts may move the monitoring system to one of their offices.

Tom may send out a memo to the homeowners regarding an update on the situation in the near future.

OLD BUSINESS

We need to obtain an agent of record list for the HOA and then need to change the agent of record for the HOA once we get it.

Web site maintenance: Cindy McCauley will takeover website maintenance for the HOA.

Mary Seidel and Marc Schlesinger will arrange to get notice out to all HOA members regarding the annual clean up day and the annual meeting within the required time limits. Hugo Rutherford will forward the mailing address list for all property owners to them for the mailing. He has it for sending out yearly HOA dues statements.

The HOA annual meeting will be on June 27, 2015, but the location is not yet certain. Ruth Carroll will work on confirming a location. The annual cleanup day will be on June 20, 2015.

NEW BUSINESS

We need to make sure we have a correct and updated contact list for all the HOA members. This should have physical address and/or mailing address, phone number, and email address if possible. Tom Hand mentioned he will have it sent to us.

Luise Bruno gave an update on the presence of Tularemia in the county. It is a bacteria carried by rabbits and transmitted by contact with an infected animal, even dead ones, and also transmitted by ticks and deer flies. Dogs are not very susceptible, but cats are more susceptible. Residents should be careful when handling live or dead wild animals and remove ticks right away. It can be contracted by inhalation as well and hunters can be susceptible while skinning an infected animal. All residents should be careful when coming in contact with potentially infected animals.

The next meeting will be on April 9, 2015 at the Bruno residence.

There was no further business brought forth and the meeting was adjourned at 8:40 PM.