

**HAMILTON CREEK ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES
AUGUST 17, 2017**

ATTENDING BOARD MEMBERS:

LUISE BRUNO MARC SCHLESINGER HUGO RUTHERFURD DONNA SCHMEISER DANA COVERT

OTHERS ATTENDING: BOB BRUNO BOB HINMAN CINDY MCCAULEY MARC SCHOCH

MEETING WAS HELD AT HOME OF BOB AND LUISE BRUNO AT 50 HARVEST MOON TRAIL

MEETING WAS CALLED TO ORDER AT 7:08 PM.

BOARD RESIGNATION: Mary Seidel submitted her resignation from the Board. Her resignation was accepted effective immediately. Luise Bruno was nominated to fill her spot and to serve the remaining portion of Mary's term, till June 2018 annual meeting (Marc nominated, Hugo seconded).

ELECTION OF OFFICERS FOR 2017-18:

President: Luise Bruno (50 Harvest Moon Trail)

Vice-President: Donna Schmeiser (126 Hamilton Creek Trail)

Secretary: Marc Schlesinger (321 Lakeview Circle)

Treasurer: Hugo Rutherford (89 Lakeview Circle)

At-Large: Dana Covert (31 Red Buffalo Trail)

MINUTES OF THE APRIL 6, 2017 MEETING WERE APPROVED AFTER ONE SPELLING ERROR CORRECTION (Donna moved and Dana seconded)

REPORTS:

ARCHITECTURAL REVIEW COMMITTEE: Bob Bruno, Chair, submitted the report in writing (see attached). In addition to the submitted report further comments were made. In regards to the Dendorfer property the lot at 491 Lakeview Circle was now under contract to another purchaser. Marc Schoch questioned how a new lot owner is supposed to know about the Architectural and Design Guidelines as well as Covenants, etc. Informed that these documents are supposed to be supplied to the Buyer by the Sellers real estate agent and/or by the closing/title company. Another project not listed on the report was that John and ANN Jones at 2202 Hamilton Creek Road were approved to remove 4 Lodgepole pines right next to their deck as a fire mitigation issue.

COVENANT COMPLIANCE COMMITTEE: Bob Bruno, Chair, submitted the report in writing (see attached). In response to the issue at 1861 Hamilton Creek Road: a) the Board will need to discuss enforcement of covenant/architectural guideline issues; b) will need to look at the PUD to see which homes were approved for a rental apartment within the community and how many are allowed.

Bob Bruno also wanted the Board to know that a number of loads of wood chips from this summers chipping program were left for our community use in the area between Hamilton Creek Road and Lakeview Circle, just across from 2210 Hamilton Creek Road.

TREASURER'S REPORT: Hugo Rutherford, Treasurer, presented the report. (see attached Balance and P&L sheets). He reported 491 Lakeview Drive was under contract with a closing date of August 30, 2017. Also 1961 Hamilton Creek Road was under contract and scheduled to close on August 29, 2017. 230 Lakeview Circle was sold and closed on August 7, 2017

All dues for 2017 have been collected. \$700 of dues were not paid by the due date of May 1 and \$70.00 in late fees were collected as well. The treasurer is planning on moving funds from the checking account to the money market account, depending on upcoming bills this should be approximately \$4000.

We are going to use the debit card purchased for postage for January 2018 mailings as well. The \$12600 collected for the front entrance re-landscaping and repair has been spent between fiscal 2016 and 2017.

Bill Bonner refused his check given from the HOA for work as "Woodchuck" and requested it be donated to the Hamilton Creek Scholarship Fund. Bob and Luise Bruno have also made the same request and the moneys will be donated in their names.

After discussion regarding the costs of the ongoing front entrance maintenance as well as other items plus the fact our annual dues have not been increased in many years, it was moved (Dana) and seconded (Donna) to increase the annual dues from \$50 to \$100. This motion was passed unanimously.

METRO DISTRICT REPORT: Bob Bruno, President of Metro District Board, presented the report. He reported the Metro District as well as the Water Treatment Plant our operating within budget. There was no update yet on the compliance issue of the State's DOVE (disinfection outreach verification effort) standard at this time. The new fire hydrant on the north end of Lakeview Circle is planned to be placed at the bottom of the access road to the water tower, and it should be installed before winter.

Designated road repairs have been done except for the pot hole in 'no man's land" between the front entrance and Hillside Drive. The asphalt company will come back to complete that as well. The District is discussing alternatives to regular crack sealing of the roads. Weed spraying on the sides of the roadways has been completed.

1961 Hamilton Creek Road had to disclose as terms of the sale of the property their water line froze once between the water main and the house. The owners had asked the District to pay for the needed repair which has to be done before the completion of the sale. The Metro District refused as the homeowner is responsible for the repair of those lines. The owners paid for the repair.

Snow plowing: Metro District board is still discussing what to do in regards to plowing for the 2017-18 winter season, and what may be required of homeowners before any plowing of driveways is performed. Not sure how it began as no definite approval of paying for the service ever found. There were a few issues with damage to individuals driveways and immediately adjacent property with the heavy snow falls this last winter. It takes about 9 hours to plow the entire neighborhood each time at a cost of \$150/hour. The Metro District Board is planning on sitting down with the contractor and discussing what conditions may need to be agreed to by the homeowners to continue to have the individual driveways plowed.

OLD BUSINESS:

Short Term Rental Guidelines:

Responses from owners to the proposed guidelines at the Annual Meeting were reviewed and discussed. The design guidelines (new designs) state a minimum of two garage spaces with a maximum of three, and parking space for an additional two vehicles for each house. The draft guidelines will be changed to parking required for a minimum of two cars in addition to existing garage spaces.

There was further discussion regarding getting together documents for both the homeowner/rentor and the renters to relay the information as well as pertinent covenants and need to follow them. The owners should be notified the Association will enforce the covenants and any violations by their renters will be the owners responsibility. Owners will need to be notified of procedures and process for the owners to notify neighbors and/or HOA of rentals and contact information required. Further discussion was undertaken on getting the finalized documents to the buyers of property and real estate agents when a property is put up for sale so they are aware of these guidelines prior to sale, as well as education of the home/property

owners of the finalized guidelines. The committee will set a date for September to further discuss these issues and come up with necessary documents.

Front entrance management: It was discussed on how to continue to maintain the front entrance area, whether to have a permanent committee which would voluntarily do the work or a professional committee. The irrigation system also needs to be maintained. It was felt a professional landscaping maintenance company would be best. This will be continued to be investigated.

Angler Mountain entrance: Discussion of what to do with the entrance to the community from Angler Mountain was undertaken. It was decided for now to start with just a sign. Donna S. will look into possible options and report back.

Repair of Red Buffalo Trail: Dana Covert brought up the need for repair of the private drive which serves all the properties on Red Buffalo Trail (which is designated as private driveway and not a Hamilton Creek roadway). There was discussion on how to best get all 4 property owners on board to participate in the costs of redoing the driveway, which the Board agreed was in need of repair. Under the Covenants it is the homeowners responsibility to maintain and repair the driveways. It is estimated the costs for the repair will be \$28000 to \$32000 dollars. The Metro District has offered to give \$4000 towards this. There is to be some further investigation into costs and discussion between the owners. If no satisfactory resolution the HOA may act as an intermediary in the discussions.

There being no further business the meeting was adjourned at 10:43 PM. The next meeting will be November 2017, final date and site to be determined.