

**HAMILTON CREEK ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES
NOVEMBER 30, 2016**

ATTENDING BOARD MEMBERS:

HUGO RUTHERFURD MARY SEIDEL MARC SCHLESINGER LUISE BRUNO

OTHERS ATTENDING: BOB BRUNO BOB HINMAN

MEETING WAS HELD AT HOME OF MARC AND JOELLE SCHLESINGER, 321 LAKEVIEW CIRCLE

MEETING WAS CALLED TO ORDER AT 6:40 PM

MINUTES OF THE MAY 11, 2016 MEETING WERE APPROVED WITH ONE CORRECTION

REPORTS:

ARCHITECTURAL REVIEW COMMITTEE: Bob Bruno, Chair, submitted the report in writing (see attached). Also, discussed: Schmeiser house is finished and will return the construction deposit; The Hedman's (Dana and Julie) have moved into the Roses house. Hunter property ACC have discussed possible minor change to orientation of house. They plan on starting building in spring of 2017. There was a question of stream drainage from open space above Krautsch's house coming out of hill into drainage. Architect is aware of this and taking it into consideration.

COVENANT COMPLIANCE COMMITTEE: Bob Bruno, Chair, submitted the report in writing (see attached). No other comments.

TREASURER'S REPORT: Hugo Rutherford, Treasurer, presented the report. The profit and loss statement and balance sheets were presented. (see attached) No questions on these. Hugo presented a proposed budget for the HOA (attached). This included expenses for re-landscaping the front entrance area. There was a discussion of how to best cover the projected deficit in the budget. There was a motion to have a one time \$100 assessment per lot to cover front entrance remodel landscaping and common area maintenance costs. Moved by Marc Schlesinger, seconded by Mary Seidel. Passed with unanimous by vote. A discussion of the annual dues amount was had. It was agreed to leave at the present \$50 per lot per year amount for now, but this may have to be increased some in the near future. The present dues have been stable for years.

METRO DISTRICT REPORT: Bob Bruno, President of Metro District Board, presented the report. Water Filtration Plant: There has been a new State required standard of treatment in regards to time the water is in contact with the disinfectant. Part of the present process had to be re-engineered to put the Metro district in compliance. The State retested and found that District was still not in compliance with the new standard, and to correct the problem there may need to be some plumbing changes. The quality of our water remains quite high, but need to meet the new standard set by the State. Also, there is testing for lead required if lead solder was used in the piping. This usually occurred with houses built before the early 1990's. There are approximately 6 such houses built within the district which could be affected. If there are lead levels above the State stated maximum in those 6 houses then may need to change processes within the treatment plant to keep the lead from leaching out of their pipes. At present the water quality coming from the plant exceeds all standards, including the lead levels.

Polich Case update:

- 1) Metro District reached a settlement with one of the two audit firms. The one which did the last couple of disputed years' audits.

- 2) On November 15th the District was told by the District Attorney's office they had filed an appeal with the State Court of Appeals regarding the dismissal of the criminal case against him in regards to Hamilton Creek.
- 3) On November 23rd the Metro District's attorney files a civil suit against the first audit firm and a second suit against both Robert and Deborah Polich.

The District's attorneys, Sloan and Downing, have asked that neither the Metro nor HOA Board members, or HOA members answer any questions, but direct all questions to them in regards to these cases.

OLD BUSINESS:

Front entrance re-landscaping. This was discussed under the Budget discussion. Also, an arborist had informed members of the committee planting should be held till Spring 2017 and therefore no planting was done at this fall.

Short Term Rentals: A first draft of guidelines proposed by the committee were presented and discussed. The Board feels these will actually have to be incorporated into our Covenants as they pertain to specific property use/rental. Some of the proposed guidelines are already part of the Covenants and owners should and must notify their tenants of these. The owner of the property is responsible for correcting any violations of the HC covenants and rules themselves or via their Property Management Company. Multiple violations of the covenants arising from occupants or owners of a property may lead to fines under the: COVENANT AND RULE ENFORCEMENT document from 2007.

Other proposed changes to the draft were made. These included a requirement that renters should be over 25 years old. There are to be no more vehicles than could fit within the house's garage and upon the driveway be allowed. There is to be no parking on the roads for greater than 12 hours out of any 24 hour period and there should be no parking on any other owners' private property. There may be no commercial use of any kind of the property by any short term renter.

The draft guidelines will be revised and resubmitted for further consideration.

No further business was presented before the Board and the meeting was adjourned at 9:25 PM