

HAMILTON CREEK ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES
August 18,2016

ATTENDING BOARD MEMBERS:

RUTH CARROLL HUGO RUTHERFURD MARY SEIDEL MARC SCHLESINGER LUISE BRUNO

OTHERS ATTENDING: BOB BRUNO BOB HINMAN CINDY McCAULEY MARC & JUDY SCHOCH
STEVE & MARY KRABLIN JOELLE SCHLESINGER

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

MEETING WAS CALLED TO ORDER AT 6:45 PM

MINUTES OF THE MAY 11, 2016 MEETING WERE APPROVED WITH THE CORRECTION OF A
TYPOGRAPHIC ERROR

REPORTS:

ARCHITECTURAL REVIEW COMMITTEE: Bob Bruno, Chair, submitted the report in writing (see attached). The Krablins have requested approval to install a gate for security purposes at the beginning of their driveway on Hamilton Creek Trail. They are looking to different designs and have been advised to talk to Fire Department to get recommendations from them in regards need for emergency services entrance thru gate if it is closed. ACC will reconsider after further plans submitted.

COVENANT COMPLIANCE COMMITTEE: Bob Bruno, Chair, submitted the report in writing (see attached). In addition to the written report following were discussed.

2331 Hamilton Creek Road number sign issue has been resolved.

The Cabins area has thistle growing and weeds over growing. With permission of the owner the area were treated for thistle.

There was a discussion about appropriate use of Common Grounds/open spaces and for how long could be used by homeowners. This was in regards to the placement of a hammock and chairs along Hamilton Creek Road near the Cabins. Marc Schoch suggested limiting open space to pass through only. Bob Bruno will contact the owners regarding this. Bob Bruno, Luise Bruno, and Marc Schlesinger will formulate a rule and present to the board in the near future.

TREASURER'S REPORT: Hugo Rutherford, Treasurer, presented the report. The profit and loss statement and balance sheets were presented. (see attached) There is a \$23065.26 balance, of which \$1000 is a construction deposit. \$190 in late fees have been collected. One owner has submitted a check for \$50 for dues, but had outstanding late fees and the check was applied to those, so dues are still due. There is a negative income of \$2944.95 due to collection of dues in last fiscal year.

METRO DISTRICT REPORT: Bob Bruno, President of Metro District Board, presented the report.

There will be a Metro District board meeting on September 9, 2016.

The water plant is operating according to design. There is an upgrade required due to new Colorado State law as to how long drinking water has to be in contact with disinfectant.

The loans for the construction of the water plant should be paid off by November 2018. The payments amount to \$150,000 per year at present.

The budget will not support fixing a majority of the road repairs required at one time. Would need to assess each lot about \$30,000 in order to completely fix the roads. The Metro District Board is looking at an aggressive maintenance program keep up with present needs. Bob Bruno and Bob Hinman have gone to the County to talk about the roads. The County will not accept our roads for their maintenance despite them being designated county roads.

Bob Hinman, Metro District Treasurer, is working on the District's budget.

Bob Bruno and Hugo Rutherford again did weed spraying along the roadways. It took 4 hours and cost the district \$140 for supplies. Forest maintenance is ongoing by the Hamilton Creek Woodchucks. Ruth Carroll is trying to talk to the County regarding this year's chipping program but no set dates yet. They will not chip willows, bushes, or treated woods.

Polich case update: An all day hearing is set for August 16, 2016. Depending on the judge's ruling then a trial date may be set. The case against the accounting firm who performed the audits is still being worked on and needs to be filed by middle of November 2016 as not to come up against the statute of limitations. The District is still exploring a civil suit against the Polichs as well.

OLD BUSINESS:

Short Term Rental issue: There was a discussion regarding possible restrictions on allowing or rules governing short term rentals in the community. The problem that have arisen may be due to owners not setting the rules for renters appropriately. Jim Abrams, 53 Crescent Moon Trail, offered to help draft rules for short term rentals in Hamilton Creek. There could be fines enforced on owners for violation of the Covenants. Covenant 9.8 is the framework for looking at this issue and possible restrictions and/or rules for allowing. A committee has been appointed to work on the issues regarding short term rentals in Hamilton Creek. Will also look at the single family restriction for residences in the community. A timeline for presentation to the home owners will be determined by the committee. The committee members are: Marc Schlesinger, Marc Schoch, Luise Bruno, Jim Abrams, Cindy McCauley.

Front Entrance Redesign: The committee is working off a design accepted from John Longhill. A question was brought up about why 3 Bristlecone pine trees on each side. It was felt they would be visually nice as background or so and should not be crowded together to allow for growth. The Bristlecone pines are more drought resistant and tolerant of altitude and diseases than other pines. They are, however, slow growers. There was also a discussion of using boulders in place of stacked brick walls and what be placement of the boulders. Luise Bruno is going to look at getting price proposals on trees and planting of the trees.

NEW BUSINESS:

Election of HOA officers. The Board reelected for one year Ruth Carroll, President; Luise Bruno, Vice-President; Hugo Rutherford, Treasurer; Marc Schlesinger, Secretary. Mary Seidel remains member-at-large.

No further business was presented before the Board and the meeting was adjourned at 9:37 PM. The next meeting will be scheduled for November 17, 2016 at the home Marc and Joelle Schlesinger.