

**HAMILTON CREEK ASSOCIATION BOARD OF DIRECTORS MEETING
MINUTES
AUGUST 20, 2015**

ATTENDING BOARD MEMBERS:

RUTH CARROLL LUISE BRUNO HUGO RUTHERFURD MARC SCHLESINGER MARY SEIDEL

OTHERS ATTENDING:

TOM HAND PRESIDENT HAMILTON CREEK METRO DISTRICT
TOM OBERHEIDE METRO DISTRICT ADMINISTRATOR
BOB BRUNO CHAIR, ARCHITECTURAL REVIEW AND COVENANTS COMPLIANCE COMMITTEE
CAROL HOWARD, CINDY MCCAULEY, BOB HINMAN, JOELLE SCHLESINGER

MEETING WAS HELD AT MARC AND JOELLE SCHLESINGER'S HOUSE, 321 LAKEVIEW CIRCLE.
MEETING WAS CALLED TO ORDER AT 6:45 PM

MINUTES Minutes of the April 15, 2015 Board of Director meeting approved (Seidel moved/Bruno seconded. Minutes of the May 21, 2015 Board of Director meeting approved as amended (Bruno moved/Rutherford seconded)

NEW BUSINESS

Hamilton Creek entryway redesign: Carol Howard was present to discuss.

Two exploratory proposals for work in front of the entrance gate area were discussed. Carol Howard and Sue Paluska had discussed and sought the proposals. Carol met with Neils Lunceford and discussed landscaping change behind the gate. The proposals were originally for the south side of gate only. After a preliminary meeting between Carol Howard, Ruth Carroll and Fred Seidel, who has volunteered to help maintain the entry way area, some changes were suggested to improve the north side of the gate and the west side as well.

The original quote was for \$3360, but after adding the additional work the quote went to \$3913. Sue Paluska also, got a quote from Teague Tree Services for the work. The Teague quote came in at \$2435, but was not as extensive.

The Board discussed further possible changes at the area. These included possibility of removing the aspen tree on the SW side as it is competing with the pine there. The need for improving the drainage on the east side of the gate area was mentioned by Hugo Rutherford. This will need to be done for any replanting to successfully take and survive.

The Board then discussed whether we should do anything at all, and it was decided by a vote of 5-0 there was a need. It was asked whether we should do the work all at once or in parts. Carol Howard felt it would be better to do all the work at one time as would get a better price.

After deciding work should be done then the question was brought as to how much money was the Board comfortable spending from the HOA budget? If all the proposals were greater than the amount decided upon should we go to the owners for donations to make up the difference needed versus an assessment? It was moved to spend up to \$2500 from the HOA. (Schlesinger moved/Rutherford seconded) Discussion regarding the motion then was undertaken. Luise Bruno wanted to wait and decide at a later date as there may be more important needs for the HOA money. Question was raised as to whether just

doing some pruning and cleaning up would be enough. Hugo Rutherford stated he could prune the area the next day and then could relook at it. It was moved by Marc Schlesinger to table the motion for spending up to \$2500 until the Board has more time to think about it and get more suggestions for design and approximate costs. The motion was tabled. A committee to look further into the matter was designated with members being: Sue Paluska, Carol Howard, Fred Seidel, and Hugo Rutherford.

The Board thanked Carol Howard for her past work in fixing and maintaining the entryway area and her present work on seeking the proposals and bringing the matter to the Board.

Hamilton Creek Vendor List: Cindy McCauley proposed to put on the HC website a vendor list. Would put on the list only the names of vendors who the homeowners recommended or would like to put on to not recommend. The resident/homeowner would need to be willing to give their name so other homeowners could contact them to get their opinions. This was approved by consensus. Cindy will work on getting the list going and contact homeowners for recommendations.

REPORTS

ARCHITECTURAL REVIEW COMMITTEE: Bob Bruno, Chairman, gave the report. (see the attached report).

Discussion regarding the Schouten realtor inquiry. They were, also, informed that any approval given to present owner for tree removal may not pass on to a new owner. Discussion regarding the Gonye residence and inquiry from a prospective buyer about the possibility of adding a third garage space. In addition to discussion in the report the Board also mentioned that if the proposed buyer wanted to consider it Board would listen to proposal to trade common ground on west to east side of lot.

COVENANT COMPLIANCE COMMITTEE: Bob Bruno, Chairman, gave the report. (see the attached report). In addition to the written report there was discussion about possible violations of covenants at 90 Ansel's View the weekend of August 8 and 9, 2015. Apparently short term renters has set up tents and had people sleeping in the tents that weekend.

TREASURERS REPORT: Hugo Rutherford, Treasurer, presented the report. The P&L report shows a breakdown of the late fees collected for homeowners' dues. The dues line item represented balance collected from last fiscal year's dues. The Web page expense is a prepaid Visa card to pay the \$12.95/month costs at present. The Welcome committee expense was for one basket for 58 Crescent Moon Drive. Entrance maintenance costs were for flowers, electrical repair, and plumbing repair at the entrance gate area on Hamilton Creek Road. The miscellaneous cost is the fee paid to the Secretary of State to change the Agent of Record for the HOA from Robert Polich to Hugo Rutherford, Treasurer at this time. The Professional fees were the balance to Richmond and Sprouse for representing the HOA in the suit by Prossers v. Hamilton Creek HOA. Finally, the net income is negative due to homeowners' dues being collected in the 2014 fiscal year.

METRO DISTRICT REPORT: Tom Hand, Metro District President, and Tom Oberheide, Metro District Administrator, gave the report. The criminal case against Robert Polich, prior District Administrator, was discussed. There was a hearing on August 17, 2015, without any significant developments. Further, hearing was scheduled. As of the date of this meeting the District has found greater than \$600,000 missing from 1999 to 2014. The audit is not finalized.

Tom Oberheide has analyzed the areas of the roads which need repair. The most pressing need is in front of 651 Lakeview Circle. He has solicited three bids. Two other sites also need work. One is on Nordic Trail where prior patch work is failing. The other site is just south of the entrance way on Hamilton Creek Road.

On Red Buffalo Trail, there is need for paving but as this is officially a private road and not maintained by the Metro District it is the responsibility of the Homeowners' on the road. A number of years ago the prior administrator committed to the District covering 1/4 of the costs and this had been approved by the Metro District Board at that time. Dana Covert is trying to get the owners on the street to pay for the work and get it done. 10 Red Buffalo is not responsible as the builder had previously repaired that part of the road.

Tom Hand stated the Metro District was high on funding at present and the Metro District Board greatly appreciates the volunteerism of the community to do work in the neighborhood to help defray costs to the District.

The next Metro District meeting will be at 3 PM September 9, 2015, at the Silverthorne Library.

HOA BOARD POSITION ELECTION:

Marc Schlesinger moved the present Board officer positions remain the same. Luise Bruno seconded. The motion passed unanimously. Ruth Carroll, President; Luise Bruno, Vice President; Hugo Rutherford, Treasurer; Marc Schlesinger, Secretary.

OLD BUSINESS none presented.

Luise Bruno notified the Board of the passing of Hans Zimmer. He had been an active member/owner of Hamilton Creek and of the Architectural Control Committee.

The next meeting of the HOA Board will be November 19, 2015 at 6:30 PM at 670 Lakeview Circle.

No further business was presented and the meeting was adjourned at 9:08 PM. (Seidel moved/ Bruno seconded and approved by all)