

**HAMILTON CREEK ASSOCIATION BOARD OF DIRECTORS  
MEETING MINUTES  
FEBRUARY 18, 2016**

ATTENDING BOARD MEMBERS:

RUTH CARROLL   LUISE BRUNO   MARY SEIDEL   MARC SCHLESINGER

OTHERS ATTENDING:

TOM HAND   PRESIDENT OF HAMILTON CREEK METRO DISTRICT  
BOB BRUNO,   CHAIR, ARCHITECTURAL REVIEW AND COVENANT COMPLIANCE COMMITTEE

MEETING WAS HELD AT HOME OF MARY AND FRED SEIDEL, 2204 HAMILTON CREEK ROAD.

MEETING WAS CALLED TO ORDER AT 6:49 PM.

MINUTES: Minutes of the November 19, 2015 Board of Directors meeting were approved. (moved by Luise B, seconded by Mary S)

REPORTS:

ARCHITECTURAL REVIEW COMMITTEE: Bob Bruno, Chair, submitted the report in writing without any additions to the report as presented. (see attached)

COVENANT COMPLIANCE COMMITTEE: Bob Bruno, Chair, submitted the report in writing without any additions to the report as presented. (see attached)

A discussion did occur among the Board regarding vehicles parked out front of 2206 Hamilton Creek Road and the hazards they can present due to the icing of the turn off of Lakeview Circle and cars sliding toward the vehicles. County road parking rules state vehicles can park on shoulder of roads, not roadway for up to 12 hours. Discussed having the area plowed across the street where there is an opening and ask that vehicles be parked there.

TREASURER'S REPORT: Hugo Rutherford, Treasurer, was not present, but he did submit the Balance Sheet and the Profit and Loss statement for the fiscal year to date for review. (see attached). He submitted the following comment by email:  
So far dues payments for the year deposited were \$4100.00 for Fiscal Year 2016. Some where mid March he hopes to send out reminder letters to those who have not paid by the due date. Checking account shows \$5272.42. If you subtract the \$4100.00 of deposits you have a balance carried forward of \$1172.42 of which \$1000.00 is a construction deposit leaving a balance of \$172.42. The year ending balance is especially low due to the balance (\$870.50) of legal fees paid in FY 2015 in regards to the suit by Prossers v HOA.

METRO DISTRICT REPORT: Tom Hand, Metro District President, presented the report. He reported that snow plowing appeared to be going well to date without any complaints submitted. There was a discussion about the Maintenance of the Common Area agreement between the HOA and the Metro District. This was in August 1984 and revised in October 1984. There is also a Service Agreement between the Summit County and the Metro District. This was brought up in general conversation regarding road maintenance and repair within Hamilton Creek.

Robert Polich case: There was a hearing on February 18, and he Mr. Polich changed attorneys to the Harvey Sternberg firm out of Denver. Mr. Polich waved his right to a speedy trial and a new trial date was scheduled for June 20 to 24, 2016. Motions are to be filed on March 18, 2016. April

1 written responses are due to the motions. On May 6 there will be a hearing on the motions. Judge Thompson will plan to rule on the motions within 7 days. May 23 there will be a pretrial hearing to go over the logistics of the trial.

**OLD BUSINESS:**

**HAMILTON CREEK ENTRANCE:** Need to obtain a price for a design alone. We would give parameters of how much we want to spend for the work. Luise Bruno stated she would try to talk to some landscape design firms. Would want to seek low maintenance plants. Fred Seidel, Luise Bruno, and Ruth Carroll will act as a committee to review these and make recommendations. A sign for the the Angler Mountain side entrance was discussed and will try to get a quote from Mark Swenson regarding this. Would have sign state that entering a private residential community and no forest access.

**NEW BUSINESS:**

Clean up day will be June 18, 2016 with lunch at the Bruno's house.  
The Annual Meeting will be June 25th at the Silverthorne Library. We will not have a guest speaker this year.

**SHORT TERM RENTALS:** There have been some problems with some of the show term renters reported by residents, in that they have not been following the Bylaws and Rules and Regulations of the HOA. Short term rentals are allowed under the present Covenants, but the question came up in regards to considering if this needs to be looked at and possibly changed if we continue to have problems.

In order to to change the Covenants it would take a 75% positive vote of all the owners or first mortgage holders. This would be 90 positive votes in favor of any change and may not be able to reach that limit. Could limit rentals both Short term or long terms. Could limit Hamilton Creek to single family homes or could we limit number of accessory homes. This will be discussed further.

The annual Ski party at the Basin will occur again but a definite date has not been set.

The next Board meeting will be April 14, 2016. Place to be determined.

No further business came before the Board and the meeting was adjourned at 9:02 PM.