

HAMILTON CREEK ASSOCIATION

Annual Meeting

June 28, 2008

President Julie Wright called the Annual Meeting to order at 10:13 AM. Owners from 40 properties were in attendance and 14 properties were represented by proxy for a total of 60 properties. New owners attending their first Annual Meeting introduced themselves.

Minutes. The minutes from the June 23, 2007 Annual Meeting were available with the meeting notice. *A motion to accept the June 23, 2007 minutes as written was unanimously approved.*

President's Report. Julie Wright, President of the Association, introduced the Association Board of Directors. Owners serving with Julie are Ann Beauprez, Niel Christensen, Roger Paluska and Jacques DeLorimier. Also acknowledged were owners who volunteered their services to the Association including Carolyn Patterson who maintains the web site and Carole Howard for preparing the newsletter. Julie reported another successful Cleanup Day held the prior Saturday. Hosting the Cleanup Day lunch was Lyn and Jacques DeLorimier. There was a discussion of the wildlife in the subdivision including fox, bear, mountain lion, deer and elk. Residents were reminded to keep their trash inside a protected area and to only place it street side the morning of pick up. To improve the communication of the Association, Julie requested owners update their contact information including their email address. Owners were requested to submit written questions and suggestion that would be considered by the Board at future meetings.

Fire mitigation presentation. Patti Maguire, Summit County Wildfire Mitigation Director, was introduced. Patti had spoken to owners at prior meetings. She indicated annual spraying of trees remained a viable protection to extend the life of lodgepole trees. Beetle hits on sprayed trees were being observed in the County this year high on the tree where it was difficult to effectively apply the protection. It was acknowledged that the pine beetle could not be stopped so the focus had shifted to maintaining defensible space around homes and planting mixed species of trees to replace those lost. Defensible space not only applied to trees, but to keeping grasses near the home short. In the event of a forest fire in the area, owners should protect their home from blown in embers. Protections included screens, non-flammable roof material, and commercially available protection foams for use when a fire is advancing. Information of defensible space and home protection was available on the County web site at www.co.summit.co.us and www.firewise.org. The County would use a reverse 911 system to notify owners of any advancing forest fire. Grants for common area forest fire mitigation were available to homeowner groups on an as needed basis through the County. Patti reported one common observation when she toured properties is to thin new growth trees to maintain the desired fire mitigation spacing as the tree matured. Douglas Fir trees were one of the appropriate species of replacement trees that could be used for reforestation. Dead trees with red needles had an elevated fire danger, but once the needles dropped the fire danger was reduced, if not less, than that of a green tree. The owners thanked Patti for her update provided at the meeting and her continued work with the Hamilton Creek Association.

Architectural Committee. Jacques DeLorimier, member of the Architectural Committee, provided an update of committee activity during the last year. The plans for two homes were approved and construction is in progress. Plan approval and construction is pending on a third home. There are 20 lots remaining to build on in Hamilton Creek.

Financial Report. Roger Paluska, Association Treasurer, reviewed the financial report that was included in the annual meeting mailing. The finances of the Association are in a healthy position. The financials include the interest and notes to owners for the water system improvements that pass through the Association. Expenses of the Association include the hosting of the Cleanup Day and Annual Meeting.

Metropolitan District Report. Bob Polich, Metro District Administrator, provided the Metro District Report. The long service of two owners on the Metro Board, Kolbjorn Tenfjord and Eddie O'Brien, was acknowledged. Serving on the Board of Directors are Lowell Graves, Niel Christensen, Ann Beauprez, Denny Archer and Tom Hand. Water operator Matt Willitts of Water Solutions was introduced and was available to answer any water questions.

Water rights. The District is currently involved in a routine process in Water Court to convert a majority of the current conditional water rights to absolute rights. The conversion makes the rights permanent and eliminates the requirement to file reports every seven years to confirm the usage of the conditional rights.

Water usage. The Hamilton Creek water is of very high quality, but is limited in quantity. Owners are reminded the Design Guidelines have landscaping requirements that reduce outside irrigation. The District has the most problems producing water during the spring runoff.

Water lines. The existing water lines in the District are 4 inches at the top of the District, 6 inches in the middle of the District and 8 inches at the bottom. The size reflects the age of the lines with the smallest lines being the oldest. The small lines at the top of the District limit fire flow to the lower portion. The long-term plan of the District includes the replacement of the smaller lines to improve fire flows.

Water meters. The Board approved a plan to replace all water meters in the District with an electronic meter that will report daily water usage through radio reads via the internet. The technology will help conserve the limited water supply of the District and protect owners from unintentional water usage. The \$300 cost of the meter will be an added fee on the District billing when the installation begins.

Forest maintenance. The District continues with its long-term forest maintenance plan that currently includes spraying of desired trees and the removal of beetle trees. Seedling trees were planted last year as part of the forest regeneration. Under consideration is a plan to acquire larger trees in a bulk purchase for homeowners to replace the trees they have lost.

Snow Plowing. The snow plowing has been contracted for many years from Dave Collard Excavation. Dave has retired. The District will solicit bids for the plowing in the fall. The cost of plowing is expected to increase.

Election. Three positions on the Association Board of Directors were available. *Unanimously nominated and elected to two-year terms were Chuck Harris, 220 Lakeview Circle, Bill Ferris, 2191 Hamilton Creek Road and Jacques De Lorimier, 891 Lakeview Circle.*

Development Update. Eddie O'Brien provided a handout showing the sales in Hamilton Creek over the past year. He indicated real estate transactions in the area were down about 30%, but this was still better than other resort areas. Eddie summarized real estate development in the Silverthorne and Dillon area.

The meeting was adjourned at 11:50 PM.