

HAMILTON CREEK ASSOCIATION
Annual Meeting
June 28, 2003

Treasurer Roger Paluska called the Annual Meeting to order at 10:53 AM as President Niel Christensen was unable to attend as he was out of town. Owners from 49 properties attended and 12 owners were represented by proxy for a total of 61 properties.

Minutes. The minutes from the June 22, 2002 Annual Meeting had been mailed to all owners. *A motion to accept the minutes as written was unanimously approved.*

President's Report. Treasurer Roger Paluska speaking on behalf of President Niel Christensen thanked Carol Kurlander for all her hard work for arranging the catering for the Annual Meeting and to Nancy Wiedel for again allowing the use of her home. He also thanked Kolbjorn Tenfjord for heading up the 3rd Annual Clean-up day and Bruce Mitchell for graciously allowing everyone to meet at his home. Roger mentioned that during this past year, the Association has been involved in installing new signs and he also wanted to remind all owners to remember to have all exposed metal trim painted on their homes.

Election. Two positions on the Association Board of Directors were available. *Nominated and unanimously elected to two-year terms were Nancy Wiedel 0021 Stormwatch Circle and Niel Christensen 0090 Crescent Moon Trail.*

Financial Report. A financial summary was included in the mailing to all owners. Treasurer Roger Paluska reviewed the summary, which was for the fiscal year ending in April. Roger mentioned that dues are used to pay for signs, the annual meeting and legal expenses. This year the financial statements reflect a Note Receivable and a Note Payable, which was funding from several owners that was loaned to the Metro District to help pay for the construction of the new water system.

Metro District Report. Bob Polich, Administrator of the Hamilton Creek Metropolitan District presented a summary of the operations of the District.

Water update. Last year was an interesting one for the Metro District. The District started construction on a new water system in October 2002 and construction continued through the winter. The outside work was finished in January, the interior was completed in March and the controls were installed in May. Matt Willitts has been busy testing the system and the good news at this time is that the District has been pumping the new water into the system. There may still be some issues that will need to be taken care of such as changes due to the mix between the new and the old water and noise generated by the pump house.

Legal update. The District had a three-day trial in January 2003 based on the Colorado Bondshares appeal of the June 2000 District Court decision. That decision indicated that the District could use operating funds to build the new water system. The District is still waiting for a ruling on the January 2003 trial. Without having a ruling, it has been difficult for the District to obtain funding to pay for the new water system. The principal on the bonds will be paid off in full in 2004 and the courts have ruled the accrued interest does not have to be paid. Also, the State of Colorado decided that the District did not install the new water system soon

enough and filed a motion with the Court to levy a fine in the amount of \$10,000. The process to appeal this has been started.

Snow plowing. The District provides snow removal at a reasonable cost and is always looking at improving the service it provides. At this time, the District provides limited snow removal to allow access to your driveway. The District is looking at other options for driveway snow removal that may be available to owners at an extra fee.

Development Update. Eddie O'Brien provided a hand out to everyone present showing all of the sales in Hamilton Creek over the past year. He expressed that this is a great community with great people who live here.

Eddie O'Brien mentioned that he is active in the development that borders the north side of Hamilton Creek. The 200-acre Clark piece is under contract with the fifth largest developer in the United States, Centex, a Texas based company, to build 250 single-family units on the hillside and 2-plex and 4-plex units around the pond. There is no golf course planned for this project and the upper lots are located lower than previous plans (lower than the highest Hamilton Creek lots). Centex has asked the Town of Silverthorne for an emergency easement to access their development through Hamilton Creek, as the town is requiring the project to have more than one access. It is felt that the ramifications would be minor and the connection would be through the cul-de-sac on Hamilton Creek Road (at the dead-end). Eddie recommended that all owners should attend the meetings and all should be aware of this easement. The school site has been approved and there will be a signal light installed at Hamilton Creek Road and Highway 9.

Forest management. Introduced at the meeting was Rick Herwehe, owner of A Cut Above Forestry. He stated that a plan has been prepared that divides up the common area forest into three management units. Forest management work, involving selective thinning and seedling planting would be spread over several years. The report found Hamilton Creek to have a mature and dense forest that can be improved through forest management. In the fall of 2002 they found 44 beetle killed trees. Throughout Summit County there was an increase in distressed trees due in part to the drought. All diseased trees were removed last winter and this spring. The forest management plan would remove some of the smaller and unhealthy trees over the next several years to open up the forest. A Cut Above Forestry arranged for preventative spraying in several areas this spring. He indicated that they look at our forest on an annual basis and if any owner should notice anything or has a question to please give them a call or look up their website at acutaboveforestry.com.

The Metro District is responsible for the common area forest maintenance with individual owners responsible for the trees in their yards.

The meeting was adjourned at 12:20 PM. A catered lunch by Hearthstone was provided for all owners following the meeting.