

HAMILTON CREEK ASSOCIATION
Annual Meeting
June 24, 2006

President Rob Hess called the Annual Meeting to order at 4:40 PM. Owners from 47 properties were in attendance and 12 owners were represented by proxy for a total of 59 properties.

Minutes. The minutes from the June 25, 2005 Annual Meeting had been mailed to all owners. *A motion to accept the June 25, 2005 minutes as written was unanimously approved.*

President's Report. President Rob Hess welcomed all to the Annual Meeting. He thanked Sharon and Larry Blackmun for hosting the meeting assisted by Julie Wright. He reported a great deal was accomplished during the cleanup day that ended with lunch hosted by John and Sara Almond. The excellent lunch was from residents David and Patty Welch's restaurant The Food Hedz World Café. The Association Board, Metro Board, Architectural Committee, and Covenant Control Committee were introduced. Owners Carol Howard, Kolbjorn Tenfjord, John and Sara Almond, Denis Archer, Roger Paluska, and Neil Christensen were recognized for their contributions to the community. Full-time residents make up over half of the Hamilton Creek community. Current and planned work in the subdivision included refinished address signs, a "No Solicitations Allowed" sign at the entrance, corner striping, revised Design Guidelines, and the new community newsletter to keep residents better informed.

Architectural Committee. Neil Christensen, member of the Architectural Committee, reported 91 of the 121 Hamilton Creek lots have been built on. Four homes were under construction and four more were in the planning stage. Owners were asked to review the recommended revisions to the Design Guidelines and provide comments before the final approval by the Board.

Election. Three positions on the Association Board of Directors were available. *Unanimously nominated and elected to two-year terms were Rob Hess, 470 Lakeview Circle, Ann Beauprez, 0090 Nordic Trail and Roger Paluska, 0033 Crescent Moon Trail.*

Financial Report. A financial summary through April 30, 2006 and the 2006/2007 Budget was included in the mailing to all owners. President Rob Hess reviewed the summary as Treasurer Roger Paluska was unable to attend.

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

Mail delivery. The Metro District had arranged with the Town of Silverthorne to move the existing mail pickup zone near the School further away from the road. The concrete pad will be expanded to allow two mail pedestals for Hamilton Creek residents to replace existing mail boxes. The Metro District has begun informal planning to construct a small building for mail delivery to serve the buildout of Hamilton Creek.

Forest maintenance. A Cut Above Forestry was scheduled to chip the remaining slash by the end of next week. The pine beetle spraying will be finished by next week. Sprayed trees have been marked with a white dot at the base. About 200 infected trees have been removed this year.

Noxious weeds. A noxious weed spraying program was begun this year with an initial spraying earlier in June. A second road side application will be done later this year. It is expected it will take three to four years to control the weeds. The program will expand to the common areas and individual lots in the future.

Water update. The District water system was operated by Water Solutions and owner Matt Willitts was available at the meeting to answer any questions. Spring run off increases the organics in the water resulting in a faint yellow color in the water. The upgraded District water system provides excellent water, but the quantity is limited. Although the Design Guidelines restrict landscaping, water usage doubles during the summer months. Please limit outside irrigation. The best time for irrigation is in the morning and evenings to limit evaporation. A preliminary design for a permanent water pump station has been completed.

Legal and financial. The Metro District's financial status through the first half of the year is close to budget. Even with the heavy snow year, the snow removal cost was reasonable. Forest management is a substantial portion of the budget due to the pine beetle mitigation. This year the District began repaying the principal on the debt used to repair the water system. There has been no activity regarding the appeal of the court approved repair of the water system. The appeal was concerning the court interpretation of contaminated water.

Road work. The District will be doing limited patching and crack filling starting next week and a few additional corners will be striped with a center line. Residents are reminded of the reduced speed limit on District roads. Bids for snow plowing were solicited, but were substantially higher than the current cost.

Anglers Mountain Ranch. The development formerly known as Clark Ranch has requested a road connection to Hamilton Creek using the road easement that is part of the original 1985 PUD. The connection was designated as a public access during the original approvals of the Hamilton Creek Subdivision. The location of the connection at the top of the Anglers Ranch development would likely limit the usage of the road. As a designated public right of way, the road could not be blocked with a gate under current Summit County regulations.

Development Update. Eddie O'Brien provided a handout showing all of the sales in Hamilton Creek over the past year. He conducted a visual tour from the meeting deck of the planned Maryland Creek development, the new park at the Hamilton Creek Road, the Fox Hollow development along the golf course, the connection of the Town trail system to Hamilton Creek Road, the Kum-N-Go gas station near the Elks Club, new buildings in the Town Pavilion, construction of the Chrysler dealership, the potential of new commercial development where the Subaru dealership currently is, and the adjacent Angler Mountain Ranch. The focus was the extent of new development in the Silverthorne area.

The meeting was adjourned at 6:14 PM. A catered Western BBQ dinner and refreshments was provided for all owners following the meeting. Entertainment was by Doo Wop Denny.