

HAMILTON CREEK ASSOCIATION

Annual Meeting

June 23, 2007

President Rob Hess called the Annual Meeting to order at 10:22 AM. Owners from 40 properties were in attendance and 17 owners were represented by proxy for a total of 57 properties. The owners new to Hamilton Creek in the last year introduced themselves.

Minutes. The minutes from the June 24, 2006 Annual Meeting had been mailed to all owners with the meeting notice. *A motion to accept the June 24, 2006 minutes as written was unanimously approved.*

Fire mitigation presentation. Patti Maguire, Summit County Wildfire Mitigation Director, was introduced. Patti indicated she had been the Director for six years and during that period had been involved in extensive mitigation of the pine beetle problem. She indicated the Hamilton Creek area was an old forest with the trees around 80 to 120 years old. Lodge pole trees of that age are at the end of their life cycle. If not for the pine beetle it would be something else that would be causing the trees to die. There is a natural regeneration of the lodge pole and aspen trees within the forest. Summit County Government has offered matching grants to assist homeowner groups with fire mitigation efforts. Applications have been received for over \$600,000 in grant requests. Hamilton Creek was one of the entities selected to receive a grant. Patti clarified that work covered by the grant was not for pine beetle tree removal, but solely for selective tree removal to improve forest health and fire safety. The fire mitigation work involves removal of some living trees. The pine beetle will remain in the area until the food source is depleted. Most experts expect about 80-90% of the aged lodge pole trees to be lost. Spraying of desired trees can help prevent beetle infestation and extend the life of the tree. The spraying has about a 90 day effective period and needs to be applied annually. The Summit County website at www.co.summit.co.us has a link to additional information regarding fire mitigation. There is a second group of grants from the State level that Hamilton Creek has applied for. On an individual basis, Patti encouraged homeowners to be proactive around your house. Prudent landscaping, maintenance, tree trimming and tree removal was important in creating defensible space around your home. There were several hand outs provided regarding wildfire defense. For more information you can also go to the website at www.firewise.org. In answer to a question regarding protection of your home during a forest fire, Patti indicated a homeowner can purchase a foam product that can be sprayed on your house to prevent fire embers from taking hold. It lasts about three days and is the same product that the fire fighters use. Overall she said the fire mitigation efforts in the Hamilton Creek community were excellent.

President's Report. Rob Hess, President of the Association, opened his comments by suggesting all owners review their property insurance to verify they were adequately covered. Rob recognized owners for their efforts in the community including Anne Beauprez and Nancy Wiedel for the organization of the Annual Meeting; Bobbie and Tony Rollins for hosting the cleanup day; Carol Patterson for setting up a new website www.hamiltoncreek.info, where Association minutes and information is available; Carol Howard for all the hard work on the newsletter; Nancy Wiedel and Linda Hess for walking the forest and coming up with a tree removal plan; and the residents who help with the seedling planting and the cleanup day. Projects that had been completed this year were the additional property address signs, new covenant parking guidelines, strengthening the enforcement policy, a new website, the newsletter, work with homeowners to remove infected trees on their property, and obtaining the grant to continue forest work on the common areas. Rob recommended that next year the Board consider

continuing the tree and slash removal program, sponsor a study to apply for a grant by the owners, have the owners be included in the purchase of tree seedlings, improve signage and increase sanding to reduce accidents on the icy roads. Nancy Wiedel made a suggestion to hold the annual cleanup day and meeting on the same day to save time and money. A question was voiced regarding if there is a requirement that owners remove dead trees from their property. There is in most associations but not here and it was suggested that the Board consider this. The owners attending voiced their approval to advise the Board to remove the dead trees and put together details for this plan. There was a discussion about how to control excess speed on the roads. It was noted that while contractors are frequently blamed for the excess speed, homeowners are also part of the problem. Everyone was encouraged to monitor their speed and slow down in the neighborhood.

Architectural Committee. Niel Christensen, President of the Architectural Committee, reported the committee is primarily responsible for approving plans for houses. Currently there are four homes under construction with no other plans being considered at this time. Six lots and eight houses are listed for sale with 96 lots improved or under construction. The committee is appointed each year and is comprised of Niel Christensen, Kevin Rose, Jacques De Lormier, Hans Zimmer and Kolbjorn Tenfjord.

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 notes that we have with the Metro District have been partially paid off. As many of the missing or deteriorated address signs were replaced this year, it is expected the sign expense next year will be reduced.

Metropolitan District Report.

Legal status. As previously reported in Metro District newsletters, the Metro District won the court case. No court action was pending at this time.

Water system. The water operator, Matt Willitts of Water Solutions, attended the meeting to address any owner questions. Through the efforts of Matt and his staff, the water provided has been excellent and the system operating smoothly during the last year. The District was involved in a mapping project with Northline GIS. Northline brought large displays of the mapping and had sample disks for interested owners. While primarily for water line location, the mapping was also being utilized in the forest management program.

Forest. The District was focusing the forest management on fire mitigation and improvement of the forest area per the forest study. Lower areas in Hamilton Creek were designated for work this summer. The grant awarded was assisting in extending the amount of work that could be accomplished.

Anglers Mountain Ranch connection. The new development to the south of Hamilton Creek has started. Eventually, the road for the development will connect into the existing dead end of Hamilton Creek Road. A fire hydrant connected to Silverthorne water will be installed at the Hamilton Creek border to provide backup fire support. The process to be able to connect into the line with the Town of Silverthorne for extra water in case of emergencies has been started with a completion date several years away.

Road maintenance. Crack filling and patching of the roads has been scheduled for later in the summer. The road contractors have previously worked in Hamilton Creek and indicated speeding

during the work has been an issue. Owners are requested to be cautious when work is in progress on the roads. The South Forty Subdivision would like to put in speed bumps on Hamilton Creek Road. The cost is \$5,000 per bump and they would need approval from Hamilton Creek before installation would be allowed per the County. The concern of the South Forty is the speed of vehicles after completing the Hamilton Creek hill and driving through their subdivision.

Snow removal. The removal of snow on the roadways and driveways is always a challenge. Last year the Metro District requested bids from several contractors. Only one bid was received and it was for three times the current cost. The District anticipates the cost of snow removal to substantially increase in the future. The District has requested the current contractor sand more frequently. Information from the accident reports last year indicated that speed, and not road conditions, was the primary cause. Remember this is an alpine environment with ice on the road for nearly nine months. Please drive safely. Most calls to the District on snow removal concern driveways. The Board of Directors will consider if snow removal from driveways should be continued and if continued, should a damage waiver be required. Owners attending the meeting indicated overwhelmingly they would like to continue the plowing of driveways with the understanding some driveway damage can occur.

There was a question regarding the pipe stored in the common area on Lakeview Circle covered by a blue tarp. The pipe is to be used for improvements in the upper water zone and the Town of Silverthorne water interconnection. The District will address improved shielding of the pipe storage. In response to a question, it was indicated the initial noxious weed spraying was completed in the week prior to the meeting. The spraying is done twice a year and can only be done when it is dry.

Election. Three positions on the Association Board of Directors were available. *Unanimously nominated and elected to two-year terms were Niel Christensen, 90 Crescent Moon Trail and Julie Wright, 15 Stormwatch Circle. Jacques De Lorimier, 891 Lakeview Circle will serve the remaining one year term vacated by Rob Hess.*

Development Update. Eddie O'Brien provided a handout showing the sales in Hamilton Creek over the past year. He updated everyone on the new real estate developments in the area. Anglers Mountain Ranch, on the south boarder of Hamilton Creek has begun construction of their utilities, roads and an access bridge. Lot prices start at \$150,000 and the development does not have as much open space as Hamilton Creek. The houses will be located on the upper portion no higher than the transmission lines and the condos and duplexes will be at the bottom of the hill. The lot sizes range from one-half to one-quarter of an acre. The road connection is still several years out. The Hyatt Ranch project is the next property over to the South and they are currently considering development as a County project (not within the Town of Silverthorne). It will be common ranch with multiple units with private wells. The Safeway site near the Elks Lodge is still zoned to be a commercial development. Summit County voters approved a tax towards affordable housing that likely will be utilized to develop affordable housing on property adjacent to the Safeway site. The labor force at the new hospital has increased the need for additional affordable housing. The old Dillon Inn has been sold and the expectation is that it will no longer be the site of a restaurant. A new project along the river in Silverthorne across from the car dealership under construction is pending approvals. The current construction by in the Dillon Ridge Shopping Center is going to be a Walgreens. There are plans for a community garden in Silverthorne for use by groups and families.

The meeting was adjourned at 12:14 PM.