

HAMILTON CREEK ASSOCIATION

Annual Meeting

June 26, 2010

President Jacques DeLorimier called the Annual Meeting to order at 10:20 AM. Over 59 owners and guests attended the meeting representing 39 properties. Proxies were received from 14 owners for a total of 53 properties. New owners attending their first Annual Meeting introduced themselves.

Minutes. *A motion to accept the June 27, 2009 minutes as written was unanimously approved.*

President's Report. Jacques DeLorimier, President of the Association, introduced the Association Board of Directors. Jacques reported another successful Cleanup Day held the prior Saturday. Hosting the Cleanup Day lunch was Tim and Cathie Brandt who did a wonderful job. There was an acknowledgement to the Metro Board on their effort to remove beetle kill trees and obtaining a grant to fund some of the removal. Owners were reminded to keep your dogs on a leash per Summit County laws and to pick up after them. Please be considerate towards your fellow owners and if you notice anything unusual, contact the Sheriff's Department. The efforts of the "Woodchucks" who have worked very hard cutting down dead trees was acknowledged as was the work of Caroline Patterson for the website updates. There is only one remodeling project under way and 20 vacant lots are left in Hamilton Creek. If you should need any additional information, please visit our website www.hamiltoncreek.info.

Architectural Committee. Jacques DeLorimier, member of the Architectural Committee, provided an update of committee activity during the last year. There are 20 lots remaining to be built on in Hamilton Creek.

Financial Report. As Chuck Harris, Association Treasurer, was unable to attend the annual meeting, Jacques DeLorimier presented the financial report through April 30, 2010 which was included in the annual meeting mailing. Overall both the income and expenses were on budget with no large variances in any category. Assets were \$1,021 lower than last year due to a \$21 loss and a return of a \$1,000 construction deposit. The budget for 2010/2011 reflects two changes from the previous budget in both interest income and interest expenses due to the reduction of the Metro District debt. Utility expenses will be roughly \$1,000 less due to last year's one-time cost of an electrical repair at the entrance to Hamilton Creek.

Crime Stoppers and Bear Aware. Ruth Carroll, is our representative with Crime Stoppers. The tip line for Crime Stoppers is 866-435-STOP. Ruth is also the Bear Aware representative and has information on how to live in the bear's habitat. There are only black bears and no grizzly bears that live in our area. There is a black bear, nicknamed "Payton" that roams around Hamilton Creek and has been spotted lately on Lakeview Circle. Remember to put your trash out only on the morning of pickup and bring your empty cans in at night. Also keep your grills clean so as to remove the smell of food and do not put out bird seed and hummingbird food. It is up to us to keep the bears away. If you do encounter a bear, make a big voice and stand your ground, do not run. It is also suggested to make noise during your hike.

Xcel Substation. Owner CJ Julin provided an update of the Xcel Substation issue. CJ was active with the Friends of the Lower Blue that had been involved in all of the Xcel Substation proposed site meetings. Xcel started looking into building a substation 10 years ago and 5 years ago they started the process up again by working with property owners to obtain land for the site. The sites

that have been mentioned in the previous years have ranged from the Hyatt Ranch, the Daley Ranch, Flying W Ranch, and the Angler's Mountain Ranch. Currently the sites no longer preferred are Angler's Mountain and the Daley Ranch. Under consideration are three sites located down on Eagles Ranch by Maryland Creek Ranch. Xcel has improved their efforts to work with the communities on finding the right spot that minimize the effect on the views. The Friends of the Lower Blue have been working toward finding the best location and you can find additional information on their website www.lbrca.org.

Fire mitigation and Forest Management. Jake Fiala of Alpine Tree Service was introduced. Alpine was contracted to remove the trees and slash alongside the roads in Hamilton Creek. Jake indicated they had partnered with Neils Lunceford Landscaping in packaging programs including weed spraying, pine beetle removal, and re-forestation. Weed spraying was beneficial in controlling noxious weeds and maximizes nutrients to the good plants. Jake felt tree spraying for the pine beetle remained beneficial and should be done every year. He noted that there are some new pests to be aware of such as the Twig Beetle affecting the Spruce and mites that are infecting the Aspens. You can locate additional information at www.alpinetreeservices.com.

Metropolitan District Report. Bob Polich, Metro District Administrator, provided the Metro District Report. The District installation of the new electronic meters had been completed in 80 homes. The technology provides water usage information from each home six times per day and has already proved beneficial in discovering several unintentional water usages. The Metro District has the individual septic tanks pumped on a rotating three year schedule by Black Cat Pumping. There were 33 tanks pumped this year and no major problems were reported. A report is completed on each tank and is required to be submitted to Summit County Environmental Health. To maintain a healthy septic system owners should limit disposal of chemicals, grease, and unbroken down foods down the drain. Snow removal went well with funds saved as there was not a lot of snow this past year. The contractor plows when the snow level is at 3 to 4 inches. This is a challenge as the depth varies from top to bottom. The roads are in good shape with Crescent Moon Trail being an area of concern. The District maintains the roads with yearly crack filling and patching of deteriorated areas. The road maintenance is an effort to extend into the future as long as possible in resurfacing of the roads. There has been some damage to the guardrails over the winter. Due to the mobilization expenses, guard rail repairs are not done every year. The work done around the water tank area was the final fire mitigation project within Hamilton Creek and was partially funding by a grant. The Board of directors continues to work on the best method to accelerate revegetation in the fire mitigation area. The President of the Metro Board is Tom Hand serving with members Ann Beauprez, Jacques DeLorimier, Bill Ferris and Chuck Harris. Term limited after 8 years of service were Denny Archer, Niel Christensen and Lowell Graves. The next Metro Board meeting will be held on Wednesday, September 8th at the Silverthorne Library. Water operator Matt Willitts of Water Solutions was introduced and was available to answer any water questions.

Water treatment plant Tom Hand, Metro District President, stated Hamilton Creek has had great water since it switched its water source from deep wells to surface water in 2003. The existing water treatment is by bag filtration. State Health Department standards require the chlorination of water to reduce the potential of any contamination. Levels in the water referred to as by products from chlorination are near the mandated maximum levels. The Metro District has been developing plans for a permanent water treatment facility that would utilize membrane filtration technology. The preferred location for a water treatment plant would be a mostly earth sheltered structure about 60 feet off of Lakeview Circle below the water tank. The treatment system would require a leach field type disposal method that would be located across the road

from the plant. Including some upgrades in main line water piping for to improve fire control, the cost of the project would be about \$2 million. Methods of financing the project within the existing rate and property tax structure of the District are being developed. The project is being considered at this time because if the water exceeds State quality levels and the District would be force to upgrade the treatment on a schedule dictated by the State.

Election. Three positions on the Association Board of Directors were available. *Unanimously nominated and elected to two-year terms were Mark Schlesinger, 321 Lakeview Circle, Hugo Rutherford, 89 Lakeview Circle, and Tim Brandt, 132 Hamilton Creek Trail..*

Development Update. Eddie O'Brien provided a handout showing the sales in Hamilton Creek over the past year. He said there is good news if you are a buyer and bad news if you are trying to sell in this market. Out of the nine houses listed in Hamilton Creek, seven have sold. This is great as he is seeing more interest from buyers with the cost per square foot decreasing. Tax revenue is up in Silverthorne and Dillon with Frisco slightly down. There has been a 15% increase in visitors this year. Out of the 4.8 million houses nationwide in foreclosure 300 are located in Summit County. Lowes and Home Depot are both looking at building across from each other but are not in process right now. The Economic Development committee is keeping all parties talking so both could be approved. There is opposition to the stores as the development could result in additional traffic and some of the locally owned stores going out of business.

The meeting was adjourned at 12 Noon.