

**HAMILTON CREEK HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, April 19, 2001**  
**25 Eagle Wing Trail**

Attending Board members:

Niel Christensen  
Toni Graves

Hans Zimmer  
Roger Paluska

Others attending:

Bob Polich  
Kolbjorn Tenfjord

Mountain Systems, Inc.  
Owner

Niel Christensen called the meeting to order at 7:10 PM.

**Minutes.** *The minutes from the January 18, 2001 Board of Directors meeting were approved as written. (Paluska/Graves,4-0).*

**Treasurers report.** Roger distributed to the Board the balance sheet and income statement for the period May 1, 2000 through April 19, 2001. Roger reported nine properties had not paid the 2001 dues as of the meeting date. Three of the properties are in the Benches that Eddie O'Brien has indicated would be paid after the subdivision plat was finalized. The owner (Goddard) of 48/64 Alpenglow and 958 Hamilton Creek Road (Kurlander/Jalili) had reported the lot lines had been abandoned and consolidated with the adjoining lot.

**Architectural Control Committee.** Updates on reviews:

Rozehnal – 66 Spinning Leaf Trail - Final approval. An addition to the existing residence for an office and art studio.

Rose – 30 Heather Way - Final approval. A new single family home.

Zarn – 680 Lakeview Circle - Preliminary submittal. A new single family home. The house design is fine, but the location of the home is in question. The location and grade of the common access road is also in question. The area will be staked next week and a meeting scheduled. All adjacent property owners will be requested to attend.

Stewart – 1961 Hamilton Creek Road - Pre-design conference. Preliminary plans and location of the home appear good.

**Metropolitan District report.** Bob updated the Board on the District plans to access Hamilton Creek as a water source near the existing well house. The latest effort of Colorado Bondshares to place a stay order on the water repairs was reported. The road in the District would be seal coated this year and repairs made to the guardrails. Residents would be notified of the opportunity to have their driveway seal coated. Billing for the last three quarters would be mailed shortly. There was a suggestion to consider trimming of trees near the roadway for better sight lines.

**Walking Trail.** Roger would draw the proposed walking trail on a map. This information would be presented to the homeowners at the annual meeting.

**Design Guidelines.** Attorney Mark Richmond was preparing a notice of the Design Guidelines to file with Summit County. The design guidelines, covenants and other Association documents would be set up on a web site. Download and assess would be through Adobe, a free reader program. The Board approved preparing 50 copies of the documents for distribution on request.

**Address Signs.** The Board discussed adding 45-degree angles to the top of the mount poles for the signs. Kolbjorn Tenfjord was selected to coordinate the sign program to identify signs to replace, determine signs to be refinished, mounting methods and placement on the mounting posts.

**Violations.** The following covenant / rules violations were discussed. Bob Polich would contact or write letter to the violators as directed by the Board.

Real Estate signs – some of the for sale signs not hung under the address signs during the winter had been corrected. Some lots for sale do not have address signs. When the Board noticed a real estate sign in violation, they would provide Bob Polich with the company name, agent and phone number in addition to the location of the sign.

Trailers – Bob would be meeting with Mielke, 291 Lakeview Circle regarding parking of the trailer on the property and parking vehicles on common property.

Fences – Almond, 731 Lakeview Circle, had installed a snow fence that appears to be to stop snow from blowing on the driveway. He would be contacted to determine if the fence was temporary and whether it would be removed permanently prior to additional Board consideration. A letter would be written to Hess, 470 Lakeview Circle, regarding the fence installed that had not been approved by the Board. The Board would look at the fence at Stenger, 20 Indian Brush Trail, that was a continuation of the house prior to considering further action.

Unpainted Metal – Many homes within Hamilton Creek had unpainted metal on the roof in violation of the covenants. The Board would attempt to make contact with a painter or handyman available to homeowners prior to preparing notification letters.

Driveways – Letters would be sent to Bailey, 2210 Hamilton Creek Road; Kay, 11 Red Buffalo Trail; and Martell, 20 Red Buffalo Trail notifying them of violation of the requirement to have a hard surfaced driveway. They would be given to August 31, 2001 to correct the violation.

**Annual Homeowners Meeting.** The meeting would be held Saturday, June 23, 2001 beginning at 11 AM. The Stormwatch Circle location would be used again to set up a tent and hold a catered lunch following the meeting. Toni Graves would coordinate the meeting.

**Clean up day.** Saturday, June 2, 2001 was set as the second annual clean up day. Toni Graves volunteered her home as the meeting location and for the lunch following the cleanup. Owners would be asked to meet at 9 AM with lunch at 1 PM.

**Nomination of New Directors.** The terms of Toni Graves and Niel Christenson end at the next annual meeting. Both agreed to be nominated for a new term. The meeting notice information will request nominations of other owners who may be interest in serving on the Board.

**Map.** The Board felt an updated property map of Hamilton Creek would be helpful in future design reviews. Bob Polich indicated the Metro District had obtained a bid of approximately \$16,000 to do a fly over of the District and prepare an ortho-rectified database map. Some of the cost of the mapping might be recoverable from homeowners who have not yet built on their property. *Following a discussion, the Board approved sharing up to \$8,000 (one-half) of the estimated cost of the mapping. (Paluska/Zimmer,4-0).*

**Next meeting.** The next meeting will be held Monday, June 4, 2001 at 7 PM. The meeting will be at the home of Hans Zimmer, 62 Crescent Moon Trail.

The meeting was adjourned at 9:50 PM.