

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, October 16, 2001
90 Crescent Moon Trail

Attending Board members:

Niel Christensen
Toni Graves
Roger Paluska

Hans Zimmer
Carol Kurlander

Others attending:

Bob Polich
Kolbjorn Tenfjord

Mountain Systems, Inc.
President, Hamilton Creek Metropolitan District

Niel Christensen called the meeting to order at 7:13 PM.

Minutes. *The minutes from the June 2, 2001 Board of Directors meeting were approved as written. (Graves/Kurlander,5-0).*

Architectural Control Committee.

Updates on reviews:

Zarn – 680 Lakeview Circle - Preliminary submittal. A new single family home. A common driveway plan had been submitted. No final approvals had been granted. The property owner has indicated they no longer will be pursuing building and the property has been placed on the market.

Final construction approvals had been granted for seven homes for either new construction or additions. The properties under construction are:

Wallner	58 Crescent Moon Trail	New construction
Rozehnal	66 Spinning Leaf Trail	Addition
Rose	30 Heather's Way Trail	New construction
Burman	25 Indian Brush Trail	Addition
Blackmun	160 Hamilton Creek Trail	New construction
Stewart	1961 Hamilton Creek Road	New construction
Kurlander	948 Hamilton Creek Road	Addition

Kingsbury – 909 Hamilton Creek Road – Site improvements. The Board met with the owner prior to the annual meeting and there was an agreement to lower the height of the berm. To date, the owner has done no work. The owner had until May of 2002 for the final approval of the construction plans or the process would need to start over.

Treasurers report. Roger provided the Board with a Balance Sheet as of October 16, 2001 and Profit and Loss statement for the period beginning May 2001 through October 16th. The major expenses to date have been for the address signs (\$5,000), the annual meeting \$(1,600) and legal work on the Association organization (\$800). The Association has \$24,000 on deposit.

Trail. Roger presented a map of the existing and proposed trails. Several trail construction days have been well attended. One more day may be scheduled before winter sets in. There was a discussion on signage for the trail. Any action on signage or marking of the trail would be deferred to next spring.

Web Site. The Board requested access to the homeowner address book and the Procedures and Fines for Infractions are included on the web site. Bob Polich indicated the address book would be added pending resolution of providing a password-protected access.

Covenant and Design Guideline enforcement. Bob Polich had sent a letter approved by Niel to the Mielkes at 291 Lakeview Circle regarding the Covenant violation for parking of a trailer, parking on common property and wood storage. The owner had yet to correct the violations. Niel has spoken to Mielke regarding this and would be meeting with him in the near future.

Nearly 20 properties were mailed violation letters in August regarding exposed metal on the roofs. The Association had made arrangements with Mario Zieba to paint the exposed metal for homeowners. Many homeowners had requested Mario do the work and the painting was currently in progress.

Carol indicated she had been asked if anything could be done to limit the trash pick up day to one per week to improve the appearance of the area. The next newsletter will be informing owners of a lower cost trash service available to residents that includes recycling pick up. Niel indicated the Association would be working on correcting any real estate sign violations and determining if any of the existing satellite dishes that appear in violation of the Covenants had prior approval.

Annual meeting minutes and issues. The draft of the June 2001 annual meeting minutes was available on the web site.

The Board considered the owner recommendation at the annual meeting to obtain bamboo poles to mark driveways for snow plowing. The Board did not feel this would be attractive to the area, so no action was taken. There appears to have been some improvement by pet owners in following leash laws and cleaning up after their pets. The request for owners to be responsible with their pets was mentioned at the annual meeting and included in the newsletter. The Board anticipates having additional information regarding noxious weeds in Hamilton Creek at the next annual meeting and possibly may include weed control as part of a clean up day activity.

Officers. By unanimous acclamation, the following officers of the Association were elected.

President	Niel Christenson
Vice President	Tony Graves
Secretary	Carol Kurlander
Treasurer	Roger Paluska

Architectural Committee. The residents serving on the review committee and the size of the committee was discussed. The desire of the Board was to attempt to have interested residents with available time serve on the committee. The Board decided to retain the current members of the committee until the next meeting to allow time to check with residents that may wish to serve on the committee.

2002 Association Dues. *The Board approved setting the 2002 Association Dues to \$50 for the year. (Paluska/Zimmer,5-0).*

Bylaws. Niel indicated to the Board that he felt consideration should be made to updating the Bylaws. Modification of the Bylaws by the Board is allowed by the Declarations. Some of the items to revise would include the address of the Association, the annual meeting date and terms of the Board members. This issue was deferred to a future meeting to allow Board members to review the existing Bylaws.

Metro District. Bob Polich, as the Administrator of the Metro District, updated the Board on the status of the water repair project. The requirement to obtain permits from the Corp of Engineers and the Forest Service will delay the completion of the project to next year. The project would require the installation of a micro treatment unit in a temporary building near the existing pump house. The preliminary design indicates the building would be approximately 13 X 24 feet. The building could be painted a similar color or possible have of cedar siding installed initially or in the future. The building plan would be submitted to the Architectural Committee for approval after the Metro District obtains the permitting to complete the project.

Association organization. Attorney Mark Richmond re-filed the Articles of Incorporation for the Association in August. This returned the Association to the status of good standing with the Colorado Secretary of State. The Board adopted the following resolution: *The Members of the Board of Directors of Hamilton Creek Association, a Colorado nonprofit corporation, upon discussion, by the Board or Directors, desire to authorize the actions outlined in this Resolution. Upon motion duly authorized, seconded and unanimously approved, it is resolved, the Board of Directors authorize and ratify all actions taken by the Board of Directors on behalf of the Association during the period of time the Association was not in good standing with the Colorado Secretary of State. The Board of Directors further approve the appointment of Robert Polich as acting secretary of the Association and authorize the president and acting secretary to sign a Bargain and Sale Deed for the conveyance of Common Open Space property to Bradford L. Bailey more particularly described in the attached Bargain and Sale Deed. (Kurlander/Graves, 5-0).*

Insurance. There was a discussion that the Association did not carry any insurance for the common property and the Board of Directors. Bob Polich will obtain an insurance quote regarding this coverage. There also was a discussion regarding the possibility some of the functions and control of the common area could be transfer to the Metro District to be under their governmental liability insurance.

The next meeting was tentatively set for Tuesday, January 15, 2002. The meeting will be held at 7 PM at the home of Roger Paluska, 33 Crescent Moon Trail.

The meeting was adjourned at 9:45 PM. (Paluska/Zimmer,5-0).