

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, May 20, 2003
0033 Crescent Moon Trail

Attending Board members:

Niel Christensen
Roger Paluska

Toni Graves
Carol Kurlander

Others attending:

Kolbjorn Tenfjord
Bob and Deborah Polich

President, Hamilton Creek Metro
Mountain Systems, Inc.

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

Minutes. *The minutes from the February 18, 2003 Board of Directors meeting were approved as written. (Paluska/Kurlander,4-0).*

Treasurers Report. Roger Paluska provided the Board with a Balance Sheet as of May 20, 2003, a Profit and Loss statement reflecting the fiscal period of May 1,2002 through April 30,2003 with a comparison to the prior year and a preliminary Budget for 2003/2004. The Association is in good shape with \$10,700 in the bank and 100% of the dues collected. The major expenses last year were for the annual meeting, signs and the cleanup day. There was a brief discussion regarding the preliminary budget. *Motion: To approve the Budget for 2003/2004 with increases to the Annual meeting (\$100), Office expense (\$200) and a reduction to Entrance Maintenance (\$-550). The resulting Net Income would be \$590 (See attached). (Kurlander/Graves,4-0).*

Architectural Control Committee. Niel Christensen presented the current status, which was provided by Hans Zimmer, Chairman of the Architectural Committee.

23 Pinion Trail	Flynn	Ready to start construction. Some issues with rock storage and orange debris fence.
24 Crescent Moon Trail	Palazzari	Approved. Ready to start construction.
321 Lakeview Circle	Rollins	Approved original plans were downsized. Awaiting approval of new plans.
801 Lakeview Circle	Waggoner	Approved exterior facelift completed.
1972 Hamilton Creek Road	Harris	Approval of plans for expansion.
1861 Hamilton Creek Road	Kovarik	Project delayed. Had preliminary approval.
909 Hamilton Creek Road	Kingsbury	Project not proceeding.

Metropolitan District Report. Bob Polich stated that the Metro District used the Association as a clearinghouse for funds (\$160,000) to pay the water repair contractors. The Metro District plans on paying back the loan in July 2003. He also mentioned that on May 16, 2003, 14,000 gallons of the new water was entered into the system as a preliminary test and there are plans to do so again on May 21, 2003. The water tastes good and there are plans to do a taste test at the upcoming annual meeting. Tree removal for pine beetles has now started. Owners interested in having trees sprayed for pine beetle on their property can arrange with the contractor separately for the work to be done. This information was in the last newsletter. The plan in the next few years is to thin the forest by at least 50%. There will be 30-50 trees removed by the Cabins as the forest is too dense and does not allow for healthy tree growth.

Violations.

Real Estate Signs. There are still some problems with the real estate signs. Letters will be sent out as a reminder.

Unpainted Metal. There are 10-12 houses that still need to have the exposed metal trim painted. Letters will sent out as a reminder.

Other. There are still a few trailers that need to be removed.

Entrance Sign Maintenance. It was decided that the care and upkeep of the Hamilton Creek entrance sign would become the responsibility of the Metro District.

Directors Insurance. A quote for insurance was received from The Urman Company. After a brief discussion, it was decided to have each Board member review the information and make a decision at the next Board meeting.

Annual Meeting. The Annual Meeting will be held on Saturday June 28th. The meeting and catered lunch is being hosted and coordinated by Carol Kurlander with Roger Paluska as chairman. Everything is going as planned with the meeting starting at 10:30AM and lunch to follow at noon. Hearthstone has again been retained to set up the tent, chairs, tables and food.

Cleanup Day. The owner cleanup date is scheduled for Saturday, June 21st. Kolbjorn Tenfjord will coordinate the cleanup day, which will start at 9AM followed by lunch at noon. Everyone will meet at 1978 Hamilton Creek Road near the home of Bruce Mitchell. The Metro District would again be picking up the common area slash from the sides of the road. A letter will be sent out to all owners to not put out so much slash this year as it cost \$15,000 to remove all the wood last year. Kolbjorn mentioned that he may try to arrange for a wood chipper and a dumpster this year and to concentrate on weed removal.

Nominations Of Directors. The terms of Niel Christensen and Toni Graves would be up for election at the Annual Meeting. *The nomination committee would submit the name of Nancy Wiedel 21 Stormwatch Circle and Niel Christensen 90 Crescent Moon Trail to the members at the Annual Meeting.*

Subsequent to the meeting a review determined the position of Niel Christensen and Carol Kurlander would be up for election. Carol indicated she would not be interested in serving another term.

The next meeting was scheduled for Tuesday, September 9, 2003, at 7 PM in the home of Carol Kurlander.

The meeting was adjourned at 8:35 PM.