

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, September 30, 2003
0021 Storm Watch Circle

Attending Board members:

Niel Christensen
Bruce Mitchell

Toni Graves
Nancy Wiedel

Others attending:

Bob and Deborah Polich

Mountain Systems, Inc.

Niel Christensen called the meeting to order at 7:11 PM.

Minutes. *The minutes from the May 20, 2003 Board of Directors meeting were approved as written. (Graves/Mitchell,4-0).*

Treasurers Report. Niel Christensen presented the Board with a Balance Sheet as of September 21, 2003 and a Budget Comparison for May 1 through September 21, 2003 prepared by Roger Paluska who was unable to attend the meeting as he was out of town. The Association is in good shape with \$6,700 in the bank. The financials reflect a Note Payable for \$135,000 of which \$10,000 is a loan from the Association and the balance made up of loans from owners to the Metro District to help pay for the new water system. The biggest expense has already occurred, which was the annual meeting. There was a brief discussion regarding the rate for the dues for 2004. *Motion: To approve to keep the dues at \$50 for 2004.(Wiedel/Mitchell,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	Under construction.
24 Crescent Moon Trail	Palazzari	Under construction.
321 Lakeview Circle	Rollins	Under construction.
1972 Hamilton Creek Road	Harris	Plans for expansion cancelled.

Metropolitan District Report. Bob Polich stated that the water system has been up and running since August 20th and the water is of good quality. All of the operation issues have been resolved. The next concerns are how the infiltration gallery works during the winter freeze and during spring run off. As there was a complaint regarding the noise generated by the pump station by the adjoining property owner, the system was sound tested and found to be within the noise level guidelines set by the State of Colorado. The District will make additional attempts to reduce noise levels by sealing around the door. A suggestion was made to send a letter to the adjacent property owner explaining what is being done to help reduce the noise. It was also noted that the pump does not run 24/7 and can pump and store water without running all day, which should also reduce noise levels.

The District was in court on Friday September 19, 2003 to argue the \$10,000 fine imposed by the State of Colorado for not completing the water system in a timely manner. The case was thrown out as the State did not file the motion correctly and did not attempt to seek a resolution with the District beforehand. The Judge also mentioned that he is ready to rule on the outcome of the other case regarding if interest is accrued after the Bond principal is paid in 2004 and if the District can use operating funds to repair the

water system to remove fluoride. The District has also started the process for two lenders for a loan to fund the work on the new water source. The funds would be used to repay the loans with the Association.

Violations.

Real Estate Signs. There is still a problem with the real estate signs located on Red Buffalo lot #10 and the Benches. After much discussion it was decided to request that they abide by the Architectural Guidelines and to bring the signs into compliance. It was also mentioned that it is ultimately the property owner who is responsible to make sure that the rules are followed on their property. Bob Polich will write a violation letter to each of the parties. *Motion: That the Board decided on strict enforcement of the current sign policy and to put on the agenda for review the sign policy at the next Board meeting. (Graves/Mitchell, 4-0).*

Unpainted Metal. There are several houses that still need to have the exposed metal trim painted. Letters will be sent out now as a reminder that the owners will have until mid summer to come into compliance.

Trailers. Trailers are not allowed to be parked in view for more than seven days. At this time there is one trailer violation.

Other. Several pictures were provided that show pastel painted posts were installed in the driveway along the retaining wall at the Fulton residence at 760 Lakeview Circle. It was suggested that Bob Polich write a letter asking the owners what these posts are and to request to repaint them a natural color.

Directors Insurance. The quote provided at the last Board meeting from The Urman Company has expired. As most of the insurance companies are pulling out of this coverage area, it has been difficult for the Association to find good cost effective coverage for Directors insurance. *Motion: To direct Roger Paluska and Bob Polich to find acceptable Directors insurance for \$1,000,000 coverage for under \$3,000 and if found to direct them to purchase the policy with a telephone vote of the Board. This purchase to be ratified at the next Board meeting. (Mitchell/Wiedel 4-0).*

Appointment Of Officers.

Motion: To elect the following officers to the Board for 2004. (Wiedel/Graves 4-0).

President	Niel Christensen
Vice President	Bruce Mitchell
Treasurer	Roger Paluska
Secretary	Toni Graves
At-large	Nancy Wiedel

Other New Business.

Bob Polich mentioned that Dave Collard would again be retained to do the snowplowing for this winter season. As a new option Mario Zieba could be hired to do a more extensive driveway and sidewalk snow removal for an additional fee, a portion to be paid for by the owner. A letter will be sent explaining this choice with the next quarterly water bill.

A request was made by Toni Graves to invite the new owners, Charles and Treasure Deal, of the old Hankins House to be a part of the Hamilton Creek Association. As members, they would be able to get good water and driveway snow removal, but they would also face a higher mil levy for property taxes. After discussion, it was suggested that the new owners be asked informally if they would be interested. Bob Polich, representing the Metro District, mentioned that they might consider absorbing the legal fees for the switch and the cost to hook them up to the water system. It was felt that this would cover their cost of the mil levy for the first two years. Bruce Mitchell said that he would speak with them.

The next meeting was scheduled for Tuesday, January 27, 2004, at 7 PM in the home of Bruce Mitchell at 1978 Hamilton Creek Road.

The meeting was adjourned at 9:11 PM.