

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, May 18, 2004
0021 Stormwatch Circle

Attending Board members:

Niel Christensen
Bruce Mitchell
Roger Paluska

Toni Graves
Nancy Wiedel

Others attending:

Bob and Deborah Polich
Kolbjorn Tenfjord

Mountain Systems, Inc.
Metro District President

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

Minutes. *The minutes from the February 12, 2004 Board of Directors meeting were approved as written. (Graves/Wiedel 5-0).*

Treasurers Report. Treasurer Roger Paluska presented the Board with a Balance Sheet as of April 30, 2004, a Profit and Loss statement reflecting the fiscal period of May 1, 2003 through April 30, 2004 and a preliminary Budget for 2004/2005. Roger felt the Association is in good shape with over \$12,000 in the bank. The financials reflect a Note Payable for \$175,000 of which \$10,000 is a loan from the Association with the remaining balance made up of loans from owners to the Metro District to help pay for the new water system. The expenses are in line with reduced legal fees and Directors Liability insurance as a new line item this year. The budget reflects \$2,500 for signage, but most of the signs have already been done so in the next fiscal year this item can be reduced. There are still 3 owners who have not paid their association dues at this time. Additional notices will be sent out. There was a discussion regarding the budget that resulted in some minor modifications and adjustments for the final version to be mailed to all owners as part of the annual meeting package. *The Budget for 2004/2005 was approved. (Wiedel/Graves 5-0).*

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

Completed Construction	Palazzari	0024 Crescent Moon Trail
Under Construction	Flynn	0023 Pinion Trail
	Rollins	0321 Lakeview Circle
Final Plans Approved	Harris	0220 Lakeview Circle
	Dussair	0011 Stormwatch Circle
Preliminary Plans Approved	Thurman	2204 Hamilton Creek Road
Approved Plans but not activated	Covert	0031 Red Buffalo Trail Approval time expired
	Kingsbury	0909 Hamilton Creek Road Approval time expired
	Pieper	0741 Lakeview Circle May not build

Metropolitan District Report. Bob Polich stated that there are a significant number of trees affected with pine beetle this year. A Cut Above Forestry will start on the removal of the trees near the end of this week. While the pine beetle concerns residents, the forest is benefiting from the thinning that was planned for future years. A Cut Above will also be providing the wood chipping as part of the clean up day. The new water system is working beautifully and there are no operational issues. The South Forty has arranged to have their mail moved into the new mail box system built further down Hamilton Creek Road past the entrance to the pond. Talks are still ongoing with the Post Office to have mail delivered directly to the Hamilton Creek Subdivision in several central locations.

Old Business.

Violations.

Real Estate Signs. Bob Polich spoke with Eddie O'Brien and he has agreed to change the sign at the Benches with one in compliance with the sign policy

Unpainted Metal. Letters enclosed with a picture of the violation were mailed to the 8 owners that still need to have the exposed metal trim painted. A sample copy of the letter is attached as part of these minutes. No responses were received before the date of this meeting.

Trailer. A letter was mailed to Robert Meister, 0089 Lakeview Circle, on May 12, 2004 regarding the continual parking of a trailer in his driveway. The trailer has since been removed. A copy of the letter sent along with his response is attached as part of these minutes.

Annual Association Meeting. The Annual meeting will be held on Saturday, June 26, 2004. The meeting and lunch is being hosted by Nancy Wiedel with Roger Paluska as chairman. The meeting will start at 10:30AM with a catered lunch provided by Alpine Market to follow.

Cleanup Day. The owner cleanup day has been scheduled for Saturday, June 19, 2004. Niel Christensen will coordinate the cleanup day, which will start at 9AM followed by lunch at noon hosted by Toni Graves. The Metro District again will be picking up the common area slash from the sides of the road. The target cleanup area will be between Hamilton Creek Road and Lakeview Circle.

New Business.

Nominating committee. The terms for Toni Graves and Bruce Mitchell will expire at the Annual Meeting; *The nomination committee will submit the names of Rob Hess, 0470 Lakeview Circle and Ann Beauprez, 090 Nordic Trail to the members at the Annual Meeting.*

The next meeting is tentatively scheduled for Tuesday, August 10, 2004, at 7 PM in the home of Niel Christensen at 90 Crescent Moon Trail.

The meeting was adjourned at 8:45 PM.