

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, November 9, 2004
Rob Hess - 470 Lakeview Circle

Attending Board members:

Niel Christensen
Ann Beauprez
Roger Paluska

Rob Hess
Nancy Wiedel

Others attending:

Bob and Deborah Polich
Kolbjorn Tenfjord

Mountain Systems, Inc.
Metro District President

Niel Christensen called the meeting to order at 7:08 PM.

Minutes. *The minutes from the August 17, 2004 Board of Directors meeting were approved as written. (Hess/Beauprez 4-0).*

Treasurers Report. Treasurer Roger Paluska presented the Board with a Balance Sheet and a Budget vs. Actual as of November 9, 2004. Roger mentioned that the Association is in a very healthy position with over \$6,200 in the bank and that all of the owners have paid their 2004 dues. The biggest expense this past year has been the new address signs and there are only 8 or 9 signs left to complete next year. The association Officers/Directors Liability Insurance policy was paid this month in the amount of \$1,182. There was a brief discussion regarding the rate for the dues for 2005. *The Board approved a motion to keep the Association dues at \$50 for 2005. (Beauprez/Hess 5-0).*

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

Complete Construction	Flynn Rollins	0023 Pinion Trail 0321 Lakeview Circle
Under Construction	Harris Dussair Schumaker	0220 Lakeview Circle 0011 Stormwatch Circle 2206 Hamilton Creek Road
Preliminary Plans Approved	Thurman Garrett	2204 Hamilton Creek Road 0033 Lakeview Circle
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

Plan Review By Architect. Hans Zimmer provided his written comments (copy as part of these minutes) based on his opinion that in the past five years the Architectural Committee has had only three issues that had caused some concerns which were the Blackmun, Kurlander and Dussair residences. He feels for most of the project submittals, he does not see the need for advice from an outside Architect and the Committee can perform its duties according the Hamilton Creek Design Guidelines. However, when specific issues do

occur, it would be most welcome to have the independent advice of an Architect on an on call basis within a two-week time period for a reasonable fee. The ideal solution would be to have an Architect who is a permanent resident and who would volunteer to be on the Committee. There was a discussion regarding this issue and at this time it was felt that the Guidelines we already have in effect do place a lot of control in the hands of the Committee. It was decided to have these Guidelines reviewed and to make any changes if needed. Part of the review would continue to pursue the idea of using the services of an Architect to help with the reviews. Neil Christensen provided a print out of the status of all the properties in Hamilton Creek. He noted that there are only 34 vacant lots left with 87 lots improved. (copy as part of these minutes).

Metropolitan District Report. Approximately 20 surveys have been returned with mixed response regarding the trash and mail box questions. A modification to the mail box installation plan in Hamilton Creek has been made. The new proposed locations would be above the first hairpin corner on the west side; above Eagles Wing Trail on the west side and the intersection of Hamilton Creek Road and Lakeview Circle. At this time delivery into Hamilton Creek is not an option available from the Post Office. The Town of Silverthorne added a road in back of the school mail boxes for the use of the snow plow truck and Summit Stage. The road was not on the original plan and was added by the Director of Public Works for safety reasons. The Town requested any decision on the final Hamilton Creek mail boxes location in this area be deferred to spring to see how the road and Summit Stage stop worked this winter. The Metro District would not be doing any plowing or maintenance of the school mail box area. The Metro District may consider providing trash service as part of the Metro service in the future, but this was not a consideration at this time. The contract for snow removal is with Collard Excavating and they are will plow when the snow level is 4 inches or more. The first snow fall on November 1st caught everyone by surprise and some side roads were forgotten. The water plant is completely automated and computer controlled. Operator Matt Willets is now able to access the controls via his computer remotely if necessary.

Old Business. The budget and plans for the 2005 Annual meeting were discussed and it was noted that the cost for the event will increase by at least 19% (\$2,533) over the actual cost of 2004. (\$1,987). (copy as part of these minutes). This increase is due in part to the popularity of this annual event and for the entertainment planned for 2005 of Doo Wop Denny. As this is a good community event, it was decided to notify the owners early in every newsletter and quarterly water statement.

Violations.

Trailers. The owner at 1961 Hamilton Creek Road needs to be contacted regarding the parking of a small trailer on the side of the garage which is in violation of the Rules.

Pastel Posts. A response was received from a letter written to Gregory Fulton at 0760 Lakeview Circle regarding the pastel painted posts in his driveway. Greg responded by email that his wife did not like the colors and he likely would be changing them when he got around to it. *Motion to have Bob Polich write a second violation notice letter requesting that this issue be resolved. (Hess/Paluska 5-0).*

Unpainted Metal. There are two owners that still need to have the exposed metal trim painted. This item will be resolved when the weather permits next year.

Other. There are two real estate and a “Blackmun” sign that are not located on the property address signs that need to be moved.

Procedures and Fines for Infractions Review. After review, the Board feels that the procedures that are already in effect are more than adequate at this time.

New Business. There are numerous beetle kill trees that have been marked for removal. The contractor will remove them early this winter if weather and time allow, or next spring prior to July 2005.

Next Meeting. The next meeting is tentatively scheduled for Tuesday, February 15, 2005, at 7 PM in the home of Ann Beauprez at 0090 Nordic Trail.

The meeting was adjourned at 9:00 PM.