

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, August 10, 2006
Nancy Wiedel – 21 Stormwatch

Attending Board members:

Niel Christensen
Ann Beauprez
Roger Paluska

Rob Hess
Nancy Wiedel

Others attending:

Bob Polich
Kolbjorn Tenfjord

Mountain Systems, Inc.
Metro District President

Rob Hess called the meeting to order at 7:12 PM.

Minutes. *The minutes from the May 4, 2006 Board of Directors meeting were approved as written. (Christensen/Beauprez,5-0).*

Treasurers Report. Roger Paluska provided financial reports for the Association for the period May through July. The substantial expenditure for signs was a combination of painting of existing signs, new signs and installation of signs. Two dues remained outstanding. There was a lengthy discussion regarding late fees. *A motion was approved for a \$10 per month late fee on dues not received by April 1st. (Christensen/Beauprez,5-0).*

Architectural Control Committee. Niel Christensen presented the current status of Hamilton Creek per the Architectural Committee.

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|-----------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Completion (Association sign-off) | none | |
| Under Construction | Stewart Thurman Pieper Bonner | 0010 Red Buffalo Trail 2204 Hamilton Creek Road 0741 Lakeview Circle 0230 Lakeview Circle |
| Final Plans Approved | none | |
| Preliminary Plans Approved | Tischler Coburn | 0039 Timberwolf Trail 0031 Heathers Way, Sun Bowl |
| Discussions with ACC started | Brant Bruno | 0132 Hamilton Creek Trail 0050 Harvest Moon Trail |
| Approved Plans but not activated | Covert Kingsbury | 0031 Red Buffalo Trail Approval of Preliminary Plans: April 2002 0909 Hamilton Creek Road Approval of Preliminary Plans: May 2002 |

Niel will include properties for sale in future updates.

All homeowners have received notice of the Revised Design Guidelines proposed by the Architectural Review Committee. No comments had been received. *A motion was approved to adopt the revised Design Guidelines and they became effective for all new construction following this meeting. (Christensen/Wiedel, 5-0).*

Covenant Compliance Committee. Rob Hess indicated the rules enforcement by the Compliance Committee was going well. There was a discussion regarding an owner cited for “wood storage” for firewood on the front deck. There was a long discussion regarding the intent of the rule with regards to scrap lumber compared to firewood. *A motion was approved to clarify the interpretation of the existing covenants to allow the storage of reasonable quantities of firewood that was being used on a regular basis. (Christensen/Wiedel,5-0).* The collection of firewood in the surrounding forest areas was an important part of the Association fire mitigation actions.

Rob provided a written summary of covenant violations at the construction site at 10 Red Buffalo Trail and at the existing home at 1961 Hamilton Creek Road. There was a discussion regarding the continual problems with the owner of both properties and the intent of the Association to have the violation corrected.

The complaint and enforcement letters to 291 Lakeview Circle regarding parking of vehicles were reviewed. There was a discussion of clarifying the parking rules to more clearly define the intent of the Association to encourage the parking of vehicles within garages and the limitation of other parking to in front of the garage (only when necessary). Additional concepts on defining the parking requirements would be reviewed at a future meeting.

Rob indicated he had discussed covenant enforcement options with the Three Peaks Association to gain a feel of their procedures. There was a discussion of the parking on the street in front of the house at 18 Spinning Leaf Trail that Rob would handle as a violation of the current rules. Also discussed was to have large satellite dishes not in use removed.

Metro Update. Bob Polich provided a brief summary of the Metro District issues. There was no change on the legal action. The pedestal mail boxes had been installed earlier in the day and would be placed in use when the Post Office added their security locks. Guard rail repairs and additional weed spraying was intended later in the fall. The South Forty Association would like to have several speed bumps installed on the South Forty section of Hamilton Creek Road to lower the speed of vehicles. There are several requirements by Summit County prior to the installation of speed bumps, including the approval of a majority of Hamilton Creek owners. The cost of the speed bump installation and maintenance was the responsibility of the South Forty.

Subdivision Signs. The Board discussed the request of a homeowner to add a “No trail access – No hunting” sign at the entrance. As there was only one reported incident several years ago, the Board felt the issue should be monitored to determine if there was a problem prior to installing an additional sign.

Senate Bill 100 documents. Attorney Mark Richmond had indicated that some of the issues raised by new Colorado Community Ownership Statutes were being handled by transferring homeowner association functions to a special district. The Metro District is a special district. The attorney indicated it may be fairly easy with some benefit to merge the existing Hamilton Creek Association into the Metro District. There was a brief discussion regarding this. Should the benefits become clearer in the future, the Board would consider this option at that time.

Officers. *A motion was approved to have the following officers of the Association (Wiedel/Paluska,5-0).*

Rob Hess President
Nancy Wiedel Vice President
Ann Beauprez Secretary
Roger Paluska Treasurer

Covenant Compliance Committee. *A motion was approved setting the Compliance Committee as follows. (Wiedel/Paluska,5-0).*

Rob Hess
Jim Nobel
Lowell Graves

Architectural Control Committee. *A motion was approved setting the Architectural Review Committee as follows. (Christensen/Hess,5-0).*

Niel Christensen (Chairman)
Hans Zimmer
Rob Hess
Kolbjorn Tenfjord
Kevin Rose
Jacques DeLorimier

Cleanup Day and Annual Meeting. There was a discussion of preliminary planning for next year's cleanup day and annual meeting. There would be a work day prior to the clean up day for tree cutting. Only pine trees would be cut down, as needed, next year. There may be some fall cutting of trees. The host for the cleanup day next year would be Tony Rollins. The annual meeting would be held at 10:30 AM followed by an owners lunch. The circle area at the bottom of Crescent Moon Trail would be used for the meeting under a tent. The meeting organization would be by Ann Beauprez and Nancy Wiedel.

Next Meeting. The next meeting was scheduled for Thursday, November 16, 2006, at 7 PM in the home of Roger Paluska at 33 Crescent Moon Trail.

The meeting was adjourned at 10:23 PM.