

**HAMILTON CREEK ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, November 16, 2006**  
**Roger Paluska – 33 Crescent Moon Trail**

Attending Board members:

Niel Christensen  
Ann Beauprez  
Roger Paluska

Rob Hess  
Nancy Wiedel

Others attending:

Bob Polich  
Deborah Polich  
Kolbjorn Tenfjord

Mountain Systems, Inc.  
Mountain Systems, Inc.  
Metro District President

Rob Hess called the meeting to order at 7:07 PM.

**Minutes.** *The minutes from the August 10, 2006 Board of Directors meeting were approved as written. (Christensen/Beauprez,5-0).*

**Treasurers Report.** Roger provided the Board with a written financial summary to date. The cash balances of the Association had decreased due to legal expenses and the annual insurance payment. The cost of insurance dropped from \$1,201 to \$952. All 2006 dues have been paid. Billing for the 2007 dues of \$50 per homeowner will be sent out in January.

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

Completion (Association sign-off)	Stewart Thurman	0010 Red Buffalo Trail 2204 Hamilton Creek Road
Under Construction	Pieper Bonner Tischler	0741 Lakeview Circle 0230 Lakeview Circle 0039 Timberwolf Trail
Final Plans Approved	Coburn	0031 Heathers Way
Preliminary Plans Approved		
Discussions with ACC started	Brant Bruno	0132 Hamilton Creek Trail 0050 Harvest Moon Trail
Approved Plans but not activated	Covert	0031 Red Buffalo Trail Approval of Preliminary Plans: April 2002
	Kingsbury	0909 Hamilton Creek Road Approval of Preliminary Plans: May 2002

Undeveloped lots with no known development plans – 21

There was a discussion regarding the sign off on the Stewart home at 10 Red Buffalo and the issues that had been addressed. The Stewart's had also submitted a plan for their home on 1878 Hamilton Creek Road to seed and plant a tree in the area filled last summer on the east side of the garage. Sometime in the future they plan on adding an addition to the garage in this area.

**Covenant Compliance Committee.** Rob provided a written status report of covenant and rules violations. The various violations and corrections were discussed. There was a discussion regarding the height of leach field vents. They are not required to be as high as some that have been observed. Owners should cut them down and can also paint the reduced size pipe to limit the visibility. It was suggested this could be a future newsletter topic.

**Metro District Report.** The Metro legal case was heard in front of the Court of Appeals in November. It is believed the arguments went well. The oral arguments were available to listen to on the court website. The noxious weed program had the second spraying late this fall. The company doing the spraying felt the first year of the spraying program was effective. The beetle kill trees were being marked. There were so many trees identified this year that the removal of all marked trees may be financially difficult or not cost effective.

**Mielke – 291 Lakeview Circle.** A hearing regarding the Mielke rule violation of too many vehicles parked outside was scheduled for this meeting. Recently the Mielkes have conformed to the current parking rules. There was a discussion regarding the hearing process. The Mielkes had been sent three notices of violation. The third letter was the notice of the hearing at this meeting to impose fines. They are not present at this meeting. After the third letter with the notice of the hearing, the number of vehicles in the driveway was reduced from five to three. The three remaining vehicles are all being regularly driven. There was a discussion that they currently are not in violation. However, as they were in prior violation for an extended period, fines still could be imposed. The intent of the fines was a last resort to obtain compliance with the rules. There was a long discussion of fines and the rules focusing on how to obtain more immediate correction of rule violations that would be of benefit to all owners.

**Parking Rules.** A draft of proposed updated parking rules had been provided to the Board. Rob suggested a discussion of the proposed update, make any revisions necessary and then solicit input from homeowners. A final draft of the parking rules would incorporate owner input and the new parking rules would be adopted at a future meeting. There was a discussion if the updated parking rules were necessary or if the current Covenants adequately cover the parking issues. The intent of the updated parking rules is to reduce the number of vehicles parked outside on the driveway rather than in the garage as the Design Guidelines intended. There was a long discussion of the rules as offered and suggested modifications. *A motion was approved to make the suggested revisions to the draft and a final draft will be communicated to all homeowners for comment. (Roger/Nancy,5-0).*

**Resolution.** The Association had Attorney Mark Richmond review existing Association documents with regards to conformity with new State Statutes. He prepared a letter and proposed resolution to update the operating procedures of the Association to conform to Common Interest Association Statutes referred to as Senate Bill 100 and 89. The Board was provided a copy of the letter and resolution. Rob will work with Mark on changes and reduction of the content.

**Web Site.** Caroline Patterson will setup a new web site for the HOA. Rob will be meeting with her for the details.

**Mailboxes.** Most comments on the street delivery mailboxes has been favorable. Eddie O'Brien has suggested incorporating a pocket park with the construction of an enclosed mail facility.

**Other.** The South Forty Board has contacted Bob Polich regarding their proposal to add up to three speed bumps on Hamilton Creek Road within the South Forty. They believe serious measures need to be taken to slow down drivers on the road. Installation of the bumps would not be allowed by the County unless a majority of users of the road (Hamilton Creek residents) were in favor of the bumps. The Board did not take any action.

The owner of an “exception parcel” (not in South Forty or Hamilton Creek) below Ansel’s View Trail had contacted the Association regarding the possibility of an easement on Association common property to construct a new leach field. There had been discussion with the owner regarding providing an easement in exchange for an agreement to conform to the Covenants of Hamilton Creek. No site plan of the proposed leach field had been provided. Conceptually, the Board felt they could work with the owner for a satisfactory solution to the benefit of all.

**Next Meeting.** The next meeting would be Thursday, February 15, 2007 at 7 PM at Ann Beauprez’s residence at 90 Nordic Trail.

The meeting was adjourned at 10:16 PM.