

HAMILTON CREEK ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
April 10, 2007
470 Lakeview Circle, Silverthorne CO

Attending Board members:

Niel Christensen
Nancy Wiedel

Rob Hess

Board Members not in attendance:

Ann Beauprez
Roger Paluska

Others attending:

Kolbjorn Tenfjord

Metro District President

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

Pine Beetle Infested Tree Removal. This special meeting was called in order to review the status of the pine beetle infestation in Hamilton Creek and to discuss how best to work with owners who have infested trees. Rob proposed that owners be allowed to remove all trees marked for infestation without having to obtain approval from the HCA or Metro District. Niel Christensen argued that although a tree may be marked as being significantly infested that didn't mean it would necessarily die. Niel felt strongly that owners should not be allowed to remove "green" trees marked as being heavily infested without first obtaining permission from the Metro District or HCA. Nancy Wiedel said that we would be over burdening owners by asking them to get additional approvals and she expressed reservations that, given the magnitude of the problem, additional approvals might take too long.

Rob then suggested that since lot lines are sometimes not easy to determine, owners should be allowed to remove dead trees contiguous to their lots, in the common area without first obtaining permission which would potentially reduce further infestation, save the Metro District the cost of removal, improve aesthetics and reduce fire risks. Kolbjorn Tenfjord stated that it was the Metro Districts responsibility to manage the common area and that some owners may abuse the right to remove dead trees and actually remove live trees to enhance views.

Rob suggested that the HCA pass a resolution requiring the Metro District to bid out all phases of forest management services including tree removal. He stated that he had already spoken to contractors from a list provided by the Summit County Wildfire Mitigation Officer and suggested pursuing a contractor who had proposed to remove trees in Hamilton Creek for \$50 per tree, and guaranteeing that price for three years. Niel expressed strong reservations because Rob had suggested that the Metro District be requested to accept a bid from the "lowest qualified bidder". Niel felt that this language was too restrictive by using the term "lowest" and that "qualified" was too vague. Niel asked that the sentence be changed to include language that provided more flexibility. Nancy supported the language proposed by Rob and argued the point with some examples.

Rob said that he endorsed the Metro District planning and execution of forest management in the common areas but he would like to request that the Metro District defer thinning of healthy trees until all infested trees had been removed first. Both Kolbjorn and Niel felt that thinning and re-vegetating efforts to start a new healthy forest was more important than removing all dead, dying, and pine beetle infested trees first.

After much discussion the following resolutions were adopted:

Resolutions:

1. All property owners in Hamilton Creek are authorized to remove marked (dying and dead trees) from their personal lots without first obtaining permission from the Metro District or the Hamilton Creek Association Board of Directors or the Architectural Control Committee. Owners are encouraged to obtain a second opinion with a tree removal professional before removing a tree marked as being infested but showing no signs of dying. If it is determined that a tree is erroneously marked as being infested or will not perish from pine beetle infestation, it should not be removed.
(Resolution approved 2/1; Rob/Nancy; For: Rob/Nancy, Against: Niel)
2. Owners may remove dead trees in the common area with Metro District approval. It is requested that the Metro District respond within four days to an owners request to remove trees in the common area. *(Resolution approved 3/0; Rob/Nancy)*

3. The Hamilton Creek Board of Directors requests that the Metro District bid out tree removal service, spraying service and forest management consultation and award contract(s) to the lowest qualified bidders, by April 19, 2007. The Board also requests that the bidding and contracting process include the Metro District President and the Hamilton Creek Association President (or their designees) and that the contract(s) be approved by the Metro District Board of Directors.
(Resolution approved 2/1; Rob/Nancy; For: Rob/Nancy, Against: Niel)
4. It is requested that the Metro District, with the consultation of professional forest management services, set priorities in terms of where tree removal and re-vegetation should occur, but should also make removal of potentially hazardous dead trees a priority. *(Resolution approved 3/0; Rob/Nancy)*
5. The Hamilton Creek Association should review these resolutions and modify them as necessary every spring with reference to the current level infestation and results of previous years efforts, while the infestation cycle remains.
(Resolution approved 3/0; Rob/Nancy)
6. The Metro District newsletter for April 2007 be revised to reflect these resolutions.
(Resolution approved 3/0; Rob/Nancy)

The meeting was adjourned at 10:17 PM.

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