

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, May 17, 2007
Niel Christensen – 90 Nordic Trail

Attending Board members:

Niel Christensen
 Ann Beauprez

Rob Hess

Others attending:

Bob Polich
 Kolbjorn Tenfjord

Mountain Systems, Inc.
 Metro District President

Rob Hess called the meeting to order at 7:10 PM.

Minutes. *The minutes from the February 15, 2007 Board of Directors meeting were approved as written. (Christensen/Beauprez,3-0).*

Treasurers Report. Treasurer Roger Paluska was unable to attend the meeting. Roger had provided by email a financial report and a new fiscal year budget. *The budget was approved. (Beauprez/Christensen,3-0).*

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

Completion (Association sign-off)	none since the last meeting	
Under Construction	Pieper	0741 Lakeview Circle
	Bonner	0230 Lakeview Circle
	Tischler	0039 Timberwolf Trail
Final Plans Approved	Brant	0132 Hamilton Creek Trail
	Bruno	0050 Harvest Moon Trail
Preliminary Plans Approved	none since the last meeting	
Discussions with ACC started	Ware Residence	0909 Hamilton Creek Road
	Schumaker Res (Proposed deck expansion)	0015 Heather Way
Approved Plans but lapsed or Decided not to build:	Covert	0031 Red Buffalo Trail Approval of Preliminary Plans: April 2002
	Kingsbury	0909 Hamilton Creek Road Approval of Preliminary Plans: May 2002
	Coburn	0031 Heathers Way Approved of Final Plans: August 29, 2006

Undeveloped lots with no known development plans – 21

Covenant Compliance Committee. Rob Hess provided a written status report of covenant and rules violations. The two items were the light fixture on 10 Red Buffalo Trail and re-vegetation of 15 Heathers Way. The “fence” at the 22 Spinning Leaf was an enclosure of a utility unit and is to be painted.

Metro District Report. There was no report given on the Metro District.

Simpson Residence. The Simpson residence is located below Ansel’s View Trail. It is a plat exemption surrounded by Hamilton Creek common area. Access to the property is from the South Forty. The property is not part of either Hamilton Creek or the South Forty. The home has suffered a failure of its leach field. The topo of the lot, current Code, and the location of the water well require the location of a portion of the leach field outside of the lot line. Use of common property for leach fields is allowed for Hamilton Creek properties. In the spirit of neighbor assistance, it has been suggested the Simpsons be allowed the use of Association common property for the leach field if they agree to conform to the covenants of Hamilton Creek. *There was a motion to have homeowner Eddie O’Brien and Niel Christensen meet with the Simpsons to prepare a proposed agreement acceptable to the Board. (Christensen/ Beauprez, 3-0)*

Hess Resignation. Rob Hess indicated he was resigning from the Board effective at the end of the annual meeting.

Cleanup day. Kolbjorn Tenfjord discussed the schedule for the June 16, 2007 cleanup day. The cleanup will be hosted by Tony and Billie Rollin at 321 Lake View Drive. The cleanup day would be from 8:30 AM to noon. Lunch will be provided.

Annual Meeting. Ann Beauprez has arranged for catering by a Chefs Touch. A tent would be set up on Stormwatch Circle. Seating would be theater style for the meeting. The meeting will start at 10 AM with lunch to follow the meeting. The tent is scheduled to be removed at 2 PM. The estimated total cost is \$2,900. The beverages would be obtained for cleanup day and added to if necessary for the meeting.

There was a discussion of the meeting agenda. Except for new homeowners the introductions will be eliminated. Name tags will be printed in advance to include addresses. Rob will contact the Wildfire Coordinator Patty Maguire and the Lake Dillon Fire Chief Dave Parmley who both have expressed an interest in speaking to owners at the meeting regarding fire mitigation. Northline GIS who prepared the mapping for the Metro District will attend the meeting and will provide a free data and software CD to owners attending. Currently there were four eight foot tables scheduled; it was suggested this be increased to eight tables.

Board positions. The terms of Nancy Wiedel and Niel Christensen expire at the meeting. Niel would like to run again and Nancy will not run for another term. Hugo Rutherford, a new owner at 89 Lakeview Circle, and Jacque DeLorimier have expressed an interest in serving.

Request for Variance. Hanspeter Spuhler at 720 Lake View Circle submitted a written request for a variance to park two cars for his accessory unit in addition to two cars for the home on his driveway. The request will be taken up at the next meeting.

Next Meeting. The next meeting date will be decided at the annual meeting so the new members could provide input on the date.

The meeting was adjourned at 8:26 PM.