

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, August 2, 2007
Roger Paluska – 33 Crescent Moon Trail

Attending Board members:

Niel Christensen	Jacques DeLorimier	Ann Beauprez
Julie Wright	Roger Paluska	

Others attending:

Nancy Wiedel	21 Stormwatch Circle
Bob Polich	Mountain Systems, Inc.
Kolbjorn Tenfjord	Metro District President

Niel Christensen called the meeting to order at 7:05 PM.

Meeting Procedures. Niel provided a handout of the Association meeting conduct procedures previously adopted and reviewed them with the Board members.

Community Center. Nancy Wiedel provided a handout and presentation on a proposed pavilion / community center for Hamilton Creek. The Pavilion in Three Peaks (Eagles Nest) was a comparison. The cost of the Three Peaks pavilion was \$150,000. Size, location and different materials could reduce the cost in Hamilton Creek. A Scope of Service from Architect Darrick Wade estimated the design costs at \$18,350. Nancy recommended a questionnaire to owners to gauge interest in the project. Nancy also provided a listing of operating suggestions to the Board. Later in the meeting the Board briefly discussed the pavilion concept. Additional discussion will occur at future meetings.

Minutes. *The minutes from the May 17, 2007 Board of Directors meeting were approved with a correction to the clean up day host as Billie Rollin. (Paluska/DeLorimier,5-0).*

Treasurers Report. Treasurer Roger Paluska provided a financial report as of August 1, 2007. The Metro District owner notes were paid down in May. The income statement reflected the cost of the cleanup day and annual meeting. One owner has not paid the annual dues.

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
	Brant	0132 Hamilton Creek Trail
	Bruno	0050 Harvest Moon Trail
Final Plans Approved	none	
Preliminary Plans Approved	none	
Discussions with ACC started	Ware Residence	0909 Hamilton Creek Road

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

Metro District Report. The forest fire mitigation work was completed from Crescent Moon Trail through Spinning Leaf Trail. The asphalt patches on the road have been completed. The crack filling is scheduled to start in the next few days.

Covenant Compliance Committee. Jacque provided an update. There were no outstanding issues. The Board discussed the vehicle stored outside at 70 Alpenglow Way. The home was constructed prior to the current design guidelines and there is no garage. There have not been any owner complaints regarding the vehicle at this time. The “For Sale” sign on a metal stand at the Cabins has been removed. The “For Sale” sign on a metal stand at the vacant lot at 2011 Hamilton Creek Road is allowed until the permanent sign is installed. Pieper at 741 Lakeview Circle has been asked to correct the display of both a “For Sale” and “Contractor” sign.

Spuhler Request. Hanspeter Spuhler previously submitted a request for a waiver of the parking rule to allow additional outside parking for his accessory unit. His concern was when he had his car at his home on weekends and the accessory unit occupants already had two cars parked on the driveway. The Board did not agree with the Spuhler interpretation of Item 3 of the Parking Rules and Regulation as it was not intended to control temporary guest or short term parking. *The Board approved a motion to contact Hanspeter Spuhler indicating he was not in violation of the parking rules. (DeLorimier/Paluska,5-0).*

Address Signs. The cost of the address signs with installation was \$263.14. The Tischler sign was destroyed during construction and will be replaced at the owners cost. Signs for the vacant lot at 2011 Hamilton Creek Road and a correction of address at 908 Hamilton Creek Road would be ordered.

Board Officers. The officers were set as:

Niel Christenson	President
Julie Wright	Vice-President
Roger Pulaska	Treasurer
Ann Beauprez	Secretary

Niel indicated a desire to have the Vice-President assume the Presidency next year. Roger indicated he would serve as Treasurer for one more year.

Architectural Control Committee. The committee remained unchanged with the following members.

Niel Christensen
Hans Zimmer
Kolbjorn Tenfjord
Kevin Rose
Jacques DeLorimier

Covenants Compliance Committee. The compliance committee was set as:

Jacques DeLorimier Chairman
Lowell Graves

Owner Meeting Dates. The suggestions from the annual meeting to consider consolidation of the cleanup day and annual meeting, and to move the date to near the 4th of July was discussed. Moving of the date did not seem desirable for full-time residents due to other plans around the 4th of July. It was suggested to include more light duty work in the cleanup day to encourage more participation. The consolidation would be considered at future meetings, but at this time it was felt keeping the cleanup day and annual meeting on separate dates was the best option. Jacques DeLorimier volunteered to host the 2008 cleanup day.

The cost of cleanup day was \$568 and is budgeted for \$600 next year. The annual meeting cost was \$2,737 with \$1,150 of the amount for the tent and chairs. The budget for next year is \$2,700. There were favorable comments regarding the annual meeting caterer A Chefs Touch. The morning meeting was felt to be more convenient for most owners.

Flynn Letter. Board members received a letter from Lynzie Flynn that included a request for common area parking, removal of a berm placed by the Metro District and removal of water pipe in storage on common property. Niel provided a written summary of the history of the parking request since the house was constructed in 2004. The temporary storage of the pipe was discussed. The Board did not feel any policy changes were necessary at this time and would defer any formal decision to the Metro Board.

Meeting Notice. There was a discussion on the best means to provide notice of Board meetings to all owners. They will be posted on the Association web site.

Meeting Minutes. *A motion was approved to request the meeting minutes be prepared within two weeks of the meeting date. The Board would review the minutes and have them posted to the web site noted as "DRAFT" with formal approval at the next meeting. (Wright/DeLorimier,5-0).*

Next Meeting. The next meeting date was scheduled for Thursday November 1, 2007 at 7 PM. The host of the meeting will be Jacques DeLorimier at 891 Lake View Circle.

The meeting was adjourned at 9:44 PM.