

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, February 28, 2008
Ann Beauprez – 90 Nordic Trail

Attending Board members:

Niel Christensen	Jacques DeLorimier
Roger Paluska	Ann Beauprez

Others attending:

Bob Polich	Mountain Systems, Inc.
Kolbjorn Tenfjord	Metro District President
Jeff Voukert	Meritage Development Group, LLC.

Niel Christensen called the meeting to order at 7:10 PM.

Minutes. *The minutes from the November 1, 2007 Board of Directors meeting were approved as written. (Paluska/DeLorimier,4-0).*

Treasurers Report. Treasurer Roger Paluska provided a financial report as of February 28, 2008. Annual dues from 26 properties remain outstanding. A 90 day time savings account was opened to accrue additional interest.

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

Completion (Association sign-off)	None	
Under Construction	Brant	0132 Hamilton Creek Trail
	Bruno	0050 Harvest Moon Trail
Final Plans Approved	none	
Preliminary Plans Approved	none	
Discussions with ACC started	Covert	0031 Red Buffalo Trail
	Hawatmeh	0136 Hamilton Creek Trail
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 – 20

Developer Presentation. Jeff Voukert of Meritage Development Group, LLC presented preliminary plans for Lot 5 of the Ponds. The property was part of the original zoning of the Ponds. The zoning is for 50 units, but the current plan is for 23 single family lots. The development will be called Silver Trout Estates and has a fishing camp design concept. The developer is only selling the lots and will not be constructing the homes. The fishing camp design would be controlled by architectural standards. As the property is within the flood plan of the Blue River the homes would be placed on piers to allow for high water. The homes are projected to be 2,500 to 3,000 square feet on lots approximately one-quarter of an acre. The target market is second home and vacation property owners with lot costs of up to \$500,000. The project was in the initial stages of submittal to the Town of Silverthorne with community meetings in late March. The earliest construction could begin would be in the fall of 2008.

Covenant Compliance Committee. Jacques DeLorimier reported there were no current compliance issues. There was a discussion regarding establishing a policy concerning removal of dead trees from homeowner property. There was no decision made at this meeting. Any policy would be coordinated with the Metro District common area forest maintenance policy.

Metro District Report. There was no report at this meeting.

Profile Hole Completion. Niel Christenson provided a proposed Design Guideline amendment regarding refilling of profile holes following the leach field soil testing. *The Filling of Profile Holes amendment to the Hamilton Creek Design Guidelines was approved by the Board. (Paluska/Beauprez,4-0).*

Change in Plat Wording. Summit County has provided notice of a change in the Hamilton Creek Planned Unit Density (PUD) language to conform with their legal policy that the County cannot enforce the clause requiring Hamilton Creek Architectural Control Committee (ACC) approval prior to the issuance of a Building Permit. The Board was provided with revised language that was negotiated and accepted by Summit County. The Board felt the negotiated language was satisfactory.

Cleanup Day. Jacques and Lyn DeLorimier at 891 Lakeview Circle have volunteered to host the clean up day lunch. A clean up day planning committee was formed with owners Jacques DeLormier, John Almond, and Niel Christenson. The clean up date will be Saturday June 21, 2008 and will be from 8:30 AM to 12:30 PM. Following discussion, it was decided to have owners prepare hamburgers for the lunch rather than utilizing catering. There was a discussion of work activities to be planned.

Annual Meeting. The annual meeting will be Saturday June 28, 2008. The format will be similar to last year's meeting with the morning meeting in a tent on Stormwatch Circle to be followed by a lunch.

Next Meeting. The next meeting date was tentatively scheduled for Thursday May 8, 2008 at 7 PM. The host of the meeting will be Julie Wright at 15 Stormwatch Circle.

The meeting was adjourned at 9:15 PM.