

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, November 20, 2008
Chuck Harris – 220 Lakeview Circle

Attending Board members:

Niel Christensen	Jacques DeLorimier
Julie Wright	Bill Ferris
Chuck Harris	

Others attending:

Bob Polich	Mountain Systems, Inc.
Lowell Graves	Metro President

President Julie Wright called the meeting to order at 7:14 PM.

Minutes. *The minutes from the August 21, 2008 Board of Directors meeting were approved as written. (Ferris/Christensen,5-0).*

Treasurers Report. Chuck Harris provided a written report to the Board. Chuck reviewed the expenditures since the August 21, 2008 meeting. The Brant construction deposit would be returned as the home had been completed per the approved plans.

Architectural Control Committee. Niel Christensen presented the Committee report.

Completion (Association sign-off)	Brant	0132 Hamilton Creek Trail
Under Construction	Bruno	0050 Harvest Moon Trail
	Covert	0031 Red Buffalo Trail
	Hawatmeh	0136 Hamilton Creek Trail
Final Plans Approved	Tolton	0021 Red Buffalo Trail Deck extension
	Rutherford	0020 Red Buffalo Trail Deck extension
Preliminary Plans Approved	none	
Discussions with ACC started	none	

Undeveloped lots with no known development plans – 20

Covenant Compliance Committee. Jacques DeLorimier reported corrections of an exposed foundation, removal of construction wood, a yard cleanup, and removal of a trailer. An owner would be contacted regarding an exposed foundation.

Metro District Report. Bob Polich provided a Metro District summary. The next Metro meeting would be Thursday March 19, 2009. There was a discussion regarding the planting of seedling trees and acquiring large size trees for planting by owners. The format of 2009 common area tree removal was reviewed. Individual owners are encouraged to remove dead trees from their property as soon as possible. A recommendation was made to obtain a small number of Douglas Fir and Engelmann Spruce seedlings for planting. The concept of acquiring a truck load

of larger trees at a reduced cost for interested owners had merit, but there was a concern regarding the coordination of planting and the care of the trees for the first year.

Ed Marks letter. Ed Marks of 84 Ansel's View Trail had submitted a letter to the Board requesting assistance in mitigating the action by Summit County to abandon a road right-of-way between his Hamilton Creek property and the South Forty. There was a discussion of actions available to the Association. At this time the Board did not feel there was any action within their power to take.

Owner Volunteer. The Board discussed the interest of homeowners to volunteer in assisting the Association. The use of volunteers in the planning of the annual meeting was suggested. Alternate sites for the annual meeting were discussed. Including a letter with the annual dues mailing soliciting volunteers was suggested.

Next Meeting. The next meeting date was scheduled for Thursday, February 12, 2009 at 7 PM. The meeting will be held in the Jacque DeLorimier home at 891 Lakeview Circle.

The meeting was adjourned at 8:50 PM.