

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, August 21, 2008
Niel Christensen – 90 Crescent Moon Trail

Attending Board members:	Niel Christensen Julie Wright	Jacques DeLorimier Bill Ferris
Others attending:	Bob Polich Roger Paluska	Mountain Systems, Inc. 033 Crescent Moon Trail

Niel Christensen called the meeting to order at 7:08 PM.

Minutes. *The minutes from the May 8, 2008 Board of Directors meeting were approved as written. (Wright/DeLorimier,4-0).*

Treasurers Report. Roger Paluska would assist in the transfer of the treasurer position to a new board member. Roger presented a budget for the fiscal year May 2008 to April 2009. The budget line items were reviewed. *The fiscal year budget was approved as presented. (DeLorimier/Wright,4-0).* A financial report from May 2008 through August 21, 2008 was presented and reviewed at the meeting.

Architectural Control. Niel Christensen presented the Committee report.

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

Undeveloped lots with no known development plans – 20

Covenant Compliance. Jacques DeLorimier reported the owner at 670 Lakeview Circle would cover exposed foundation concrete with additional backfill.

Metro District Report. Bob Polich provided a Metro summary. The next meeting would be Thursday September 4, 2008. A decision on the company to contract for snow removal would be made at the meeting. A Cut Above Forestry would be working in the District for the next four to five weeks completing work partially covered by grants near the water plant. The slash piles would be removed. There was a discussion of additional future tree removal and regarding how effective spraying was. Other items pending included water valve replacement, guard rail work, a fire insurance inspection in the County (ISO), and roadway crack filing. Two mailboxes remained. The electronic water meter replacement was still pending later this year.

Forest Maintenance. Consideration of the Association policy regarding removal of dead trees on private property would be at a future meeting.

South Forty property change. Information has been emailed to owners regarding a proposal to Summit County Government from several South Forty owners to remove the unused road right of way bordering Hamilton Creek. The issues and concerns were discussed including utility easements, buffer zone, architectural control, and view corridors. *The Board approved a motion to provide a letter to Summit County Government requesting the proposal be rejected. (Wright/Ferris,4-0).* Owners and board members available were encouraged to attend the August 26, 2008 meeting.

Officers. The Officers were elected by acclamation.

Julie Wright	President
Jacque DeLorimier	Vice President
Chuck Harris	Treasurer
Bill Ferris	Secretary

Architectural Committee. Members of the Architectural Review Committee were set as.

Niel Christensen	Chairman.
Jacque DeLorimier	
Kevin Rose	
Han Zimmer	

There was a discussion of owners who may be interested in serving on the Architectural Committee.

Convenant Compliance Committee. Chairman Jacque DeLorimier would solicit additional members from interested owners.

Other. There was a discussion of a fall clean up day or trail work day. Annual Meeting chair Ann Beauprez provided a list of suggestions for the future including a full service location, trash and recycling arrangements, bathroom facilities, table cloths and four to five coolers. Alternate meeting locations and the involvement of other owners in the meeting planning were discussed. It was confirmed political signs are allowed by Colorado Statutes for a specific period before and after elections.

Next Meeting. The next meeting date was scheduled for Thursday, November 20, 2008 at 7 PM at the Harris home on 220 Lakeview Circle.

The meeting was adjourned at 9:05 PM.