

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, November 19, 2009
Chuck Harris – Lakeview Circle

Attending Board members:

Kathy Bonner	Chuck Harris
Jacques DeLorimier	Bill Ferris

Others attending:

Bob Polich	Mountain Systems, Inc.
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President Jacques DeLorimier called the meeting to order at 7:06 PM.

Minutes. *The minutes from the August 20, 2009 meeting were approved as written with a correction to the spelling of Ferris. (Ferris/Harris,4-0).*

Treasurers report. Chuck Harris presented a written Treasurer's report from May 1st through November 18, 2009. Utility expenses are lower than anticipated as the billing for the repair of the electrical line to the entrance sign has not been received. Overall the Association is \$1,400 better than budgeted at this time. The Association has \$12,000 in the bank. The current interest earnings are limited. There remained one annual dues payment outstanding. *A motion was approved to accept the Treasurer's report. (Ferris/Bonner,4-0).*

Architectural Control Committee. Chairman Niel Christensen provided a written Committee report presented by Jacques.

Completion (Association sign-off)	Hawathmeh	0136 Hamilton Creek Trail
Under Construction	Bruno	0050 Harvest Moon Trail
	Covert	0031 Red Buffalo Trail
Final Plans Approved	Rutherford	0020 Red Buffalo Trail Deck extension
	Delnay	2208 Hamilton Creek Road Hot tub additions
	Scott	2202 Hamilton Creek Road Deck extension
	Hardin	0022 Heather Way Trail Extend patio & add hot tub
Preliminary Plans Approved	none	
Discussions with ACC started	none	

Undeveloped lots with no known development plans – 20

Metro District Report. The forest clear cut around the Water Tank was reviewed. A portion of the total cost of \$34,000 is offset by a grant of \$12,000. Burning of slash and smaller trees was part of the proposal to reduce costs. The water meter installation was planned to start in the next few weeks. The same contractor as last year, Helton Backhoe, would be providing snow removal

service for the winter. The next Metro District meeting is December 2, 2009 at 2 PM in the Silverthorne Library. The District is currently reviewing options to upgrade the water treatment facility to meet future water quality standards.

Xcel Substation. Recent rumors regarding the Xcel Substation were an enclosed system on a lot in Anglers Mountain Ranch adjacent to Hamilton Creek. The Oxbow Ranch owners had discussed utilizing some of their land above Anglers Mountain Ranch as an alternative. Other than the rumors associated with the substation locations, there had been no formal meetings or announcements of potential locations.

Covenants. Jacque reviewed the previous clarification of parking rules in Hamilton Creek and the summary of Association policies and regulations. As a clarification to Section 7.4 of the Covenants a tree removal policy was presented:

It is the responsibility of each owner to remove or have removed any diseased or dead trees from his / her site. If an owner receives a notification from the Board of Directors to remove dead or diseased trees he / she has 3 months from the date of notification to remove such trees or explain in a written letter the reason for the delay. If the owner fails to comply the HCA will have trees removed and the owner will be billed.

A motion was approved to adopt the tree removal policy at the next Board meeting following a final review of current regulations that may already apply and to provide notice of the policy to owners. (DeLorimier/Bonner,4-0). There was a discussion if temporary snow fences for driveway access should be allowed on a case by case basis. A motion to allow a temporary snow fence at 2191 Hamilton Creek Road was approved. (DeLorimier/Harris,3-0-1). There was a discussion if it was possible to transplant trees from the side of the roads.

Reforestation. There was a discussion regarding mitigating the effect of the forest work around the Water Tank through new plantings and painting of the Tank. The revegetation consideration would be discussed by the Metro Board at their December meeting.

Entrance. The Christmas light strings from prior years were no longer working. New lights would be obtained and installed.

Next Meeting. The next meeting was scheduled for Thursday, February 18, 2009 at 7 PM. The meeting will be held at the home of Bill Ferris at 2191 Hamilton Creek Road.

The meeting was adjourned at 8:55 PM.