

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, February 12, 2009
Jacques DeLorimier – 891 Lakeview Circle

Attending Board members:

Niel Christensen	Jacques DeLorimier
Julie Wright	Bill Ferris
Chuck Harris	

Others attending:

Bob Polich	Mountain Systems, Inc.
Lowell Graves	Hamilton Creek Metro President

President Julie Wright called the meeting to order at 7:12 PM.

Minutes. *The minutes from the November 20, 2008 Board of Directors meeting were approved with a correction to “meeting” instead of “meter” during the Annual Meeting discussion. (Christensen/DeLorimier,5-0).*

Treasurers Report. Chuck Harris provided a written report to the Board. About half of the annual dues have been received. Expenses were a bank service charge, postage for the annual dues billing and the entrance utilities. The architectural committee deposit was returned to the Brant residence as the home was completed as designed. *A motion was approved to accept the financial report. (Ferris/Christensen,5-0).*

Architectural Control Committee. Niel Christensen presented the Committee report.

Completion (Association sign-off)	none	
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 an enclosed trailer parked in a driveway had been removed as requested. Another open trailer parked on a property was removed when the owner was notified.

Metro District Report. Bob Polich provided a Metro summary. The next Metro Board meeting would be Thursday March 19, 2009. Most owners are pleased with the snow removal service. The cost is comparable to prior years. The electronic meter replacement has been deferred to the

spring to allow installation of the Data Collection Unit during more favorable weather at the tank site.

Annual Meeting and Cleanup Day. There was a discussion of the Annual Meeting location. It was felt a change to the circle at the end of Crescent Moon Trail would be a good location subject to the comments of surrounding owners. Combining the Annual Meeting with the Cleanup Day was discussed and it was decided to retain the separate days. There was a discussion of activities for the Cleanup Day. Included items could be slash pickup, hiking trail maintenance, and noxious weed control. Any tree cutting would be done prior to the meeting date. The Cleanup Day would be the traditional 3rd Saturday, June 20th from 9 AM to 12 PM. Owners would be notified in advance of the activities planned. Jacques would coordinate the work schedule and Lowell Graves would host the Cleanup Day lunch. The Annual Meeting would be on the 4th Saturday, June 27th beginning at 10 AM. Volunteers would be solicited to assist in the meeting planning and coordination.

Trees. Owners Hugo Rutherford, 89 Lakeview Circle, had provided some cost estimates regarding the bulk purchase of trees from Home Depot. The cost for a blue spruce, green spruce or douglas fir was approximately \$100 for a six foot tree. Following discussion it was determined the coordination of owners for planting during the limited favorable installation period was too complicated and owners interested should accomplish their own planting without the involvement of the Association. The alternative of seedling planting was tried two years ago. The Board felt the survival rate observed did not make it a worthwhile alternative.

Neighborhood Watch. Owner Ruth Carroll, 690 Lakeview Circle, had volunteered to attend a coordination meeting for a local Neighborhood Watch organization on behalf of Hamilton Creek.

Affordable Housing. Julie Wright reported on a recent meeting regarding locating affordable housing in the Lower Blue River Area. The ownership groups attending the meeting felt the master plan of the Lower Blue of limited density should be retained.

Xcel Energy Substation. Julie reported on the meeting by Xcel Energy indicating they had chosen three preferred sites to locate a power substation. One site was near the Sage Creek development to the north of Hamilton Creek and two were in the Daley Ranch to the south of Hamilton Creek. There appeared to be public agreement regarding the necessity of the substation, but the location was in dispute. The Board felt they would continue to monitor the site location process and authorized Julie Wright to participate in the coalition working on the site location as long as there was no cost to the Association.

Entrance Electrical. Bob Polich reported Xcel had contacted the Association regarding a failure in the buried power line to the Hamilton Creek entrance sign. Denny Archer had modified the electrical connection to maintain the sign lighting, but without the complete connection the Xcel meter would not function. Xcel has indicated they would defer on the problem until spring.

Election. There will be two Board positions (Christensen and Wright) up for election at the Annual Meeting. Niel Christensen indicated he would not seek another term. Homeowners would be contacted to determine if they had an interest in serving on the Board.

Next Meeting. The next meeting was scheduled for Tuesday, April 28th, 2009 at 7 PM. The meeting will be held at the home of Bill Ferris, 2191 Hamilton Creek Road.

The meeting was adjourned at 8:26 PM.