

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, August 20, 2009
Jacques DeLorimier – 891 Lakeview Circle

Attending Board members:

Ruth Carroll	Kathy Bonner
Jacques DeLorimier	Bill Ferris

Others attending:

Bob Polich	Mountain Systems, Inc.
Lowell Graves	Hamilton Creek Metro President
Niel Christensen	Outgoing Board member
Julie Wright	Outgoing Board member

Outgoing President Julie Wright called the meeting to order at 7:06 PM. The newly elected board members Ruth Carroll and Kathy Bonner were welcomed to the Board. The services of outgoing board members Julie Wright and Niel Christensen were recognized.

Election of Officers. There was a discussion to start the meeting with an election of the new officers and the officer positions. *A motion was approved nominating and electing the officers as listed below. (Carroll/Bonner,4-0).*

President	Jacques DeLorimier
Vice-President	Bill Farris
Treasurer	Chuck Harris
Secretary	Ruth Carroll

Newly elected President Jacques DeLorimier assumed the meeting chair following the officer election.

Treasurers report. Chuck Harris was out of town and unable to attend the meeting. He provided an email financial summary to the Board the following week.

Architectural Control Committee. Chairman Niel Christensen presented the Committee report.

Completion (Association sign-off)	Tolton	0020 Red Buffalo Trail Deck extension
Under Construction	Bruno	0050 Harvest Moon Trail
	Covert	0031 Red Buffalo Trail
	Hawatmeh	0136 Hamilton Creek Trail
Final Plans Approved	Rutherford	0020 Red Buffalo Trail Deck extension
Preliminary Plans Approved	Stewart	0004 Spinning Leaf Trail
Discussions with ACC started	none	

Undeveloped lots with no known development plans – 20

There was a discussion of the function of the committee. Any change to the exterior of an existing home or construction of a new home requires the review and approval of the committee.

Covenant Compliance Committee. Jacques DeLorimier had no violations to report.

Minutes. *The minutes from the April 28, 2009 Board of Directors meeting were approved as written. (Ferris/Carroll,4-0).*

Metro District Report. Bob Polich, Metro District Administrator, provided a summary of the road and forest work completed this summer. The role of the Metro District in the maintenance of roads, the common area, water and septic tank pumping was compared to the Association's focus on owner meetings, covenant control, and architectural review. The Metro District will begin planning on the water facility to upgrade treatment to meet future operating and State regulation requirements. The final fire prevention clear cut near the water tank areas remained planned for this fall with partial funding from a grant.

Xcel Energy Substation. Julie Wright reported on the Lower Blue River Alliance organization that was trying to monitor the efforts of Xcel Energy to obtain land for a substation. There is concern a parcel being considered in Angler Mountain Ranch would have a direct impact on Hamilton Creek. The need for a substation is included in the master utility plans for the Silverthorne and Dillon areas. Construction of an enclosed substation utilizes less land and reduces animal avoidance noise. Julie urged all Hamilton Creek owners to be involved in the process of the land selection. Information regarding the Alliance and the substation status was available at www.lbrca.org. The Board had a general discussion regarding the options for the Association and the avenues to obtain information. The Board expressed appreciation to Julie for attending the Alliance meetings and Jacques will attend future meetings on behalf of the Association.

Cleanup Day Review. The 2009 clean up date went well with Toni and Lowell hosting the lunch. Numerous owners volunteered assistance in the organization of the clean up and lunch. A host will need to be found for the 2010 workday luncheon.

Annual Meeting Review. Attendance at the 2009 Annual Meeting was 49 properties represented with 75 owners. There is a need for more owner help to organize the meeting. It was recommended to form a committee to organize the 2010 meeting. It was felt the catering by Food Hedz was excellent and they should be used in 2010.

Wildlife. There was a discussion of recent wildlife activity in the subdivision that was of a concern to some homeowners. All homeowners need to be reminded to keep trash inside to reduce the attraction to the wildlife.

Rules. There was a discussion of amending the current Rules for items including removal of trees and the use of temporary snow fences. No action was taken at this meeting.

Next Meeting. The next meeting was scheduled for Thursday, November 19th, 2009 at 7 PM. The meeting will be held at the home of Chuck Harris, 220 Lakeview Circle.

The meeting was adjourned at 9:00 PM.