

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, February 18, 2010
Bill Ferris – 2200 Hamilton Creek Road

Attending Board members:

Kathy Bonner	Chuck Harris
Jacques DeLorimier	Bill Ferris
Ruth Carroll	

Others attending:

Bob Polich	Mountain Systems, Inc.
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President Jacques DeLorimier called the meeting to order at 7:04 PM.

Minutes. *The minutes from the November 19, 2009 meeting were approved as written with a correction to the spelling of Ferris. (DeLorimier/Bonner,5-0).*

Treasurers report. Chuck Harris presented a written treasurers report from November 19, 2009 through February 18, 2010. The interest income is low due to the current rates. Disbursements were for new holiday lights, utility bills, and the repair to the entryway sign electrical. Reports provided included a comparison to budget and a balance sheet.

Architectural Control Committee. There are no homes under construction. Norris Scott from 2202 Hamilton Creek Road has submitted a plan for drainage and landscaping around his home.

Covenants Compliance Committee. A home was observed to have a deteriorating exterior finish and the homeowner will be requested to apply a new exterior finish coating this summer.

Metro Report. The new electronic replacement meters have been installed in 60 of the 99 homes in Hamilton Creek. There was an explanation of how the meters operated and the data collection. The contractor was doing a good job on the snow removal. The progress of the forest clear cut around the water tank was reviewed and concepts for revegetation discussed.

Xcel Substation. There was no new information to report on the location of an Xcel substation.

Covenants. All owners had been notified of the proposed change in Association policies regarding the Protective Covenant 9.9 to clarify the responsibility of the owner to remove dead or diseased tree from their property. Removal would be required within three months of notice by the Association. The policy is:

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 the trees removed and the owner will be billed.

No comments were received from owners. *The Board approved a motion to adopt the new policy. (Ferris/Carroll,5-0)..*

Annual Meeting. There was a discussion of a sound system for the annual meeting. The Blackmans had donated a microphone. Research would be done to determine if the amplifier and speakers should be purchased, rented or borrowed for the meetings. The organization of the clean up date on June 19th and the annual meeting on June 26th was discussed. A determination will be made later on if the owners would participate in any of the revegetation around the tank forest project during the cleanup day.

Porch lights. Several complaints had been received regarding exterior lighting of homes being left on overnight and/or being brighter than necessary. Jacques indicated he would contact some of the owners identified to suggest more control with their lighting.

Other. Comments were made regarding the safety of bikers and walkers on the road, and dogs not on a leash or under the direct control of the owners. No problems in the Hamilton Creek areas have been noted in the meeting of the Crime Stoppers. .

Next meeting. The next meeting would be held Thursday, April 22, 2010 starting at 7 PM. The meeting would be held in the home of Kathy Bonner at 230 Lakeview Circle.

The meeting was adjourned at 8:08 PM.