

HAMILTON CREEK ASSOCIATION
Annual Meeting
June 22, 2002

President Niel Christensen called the Annual Meeting to order at 10:52 AM. Owners from 39 properties attended and 16 owners were represented by proxy for a total of 55 properties.

Minutes. The minutes from the June 23, 2001 Annual Meeting had been mailed to all owners. *A motion to accept the minutes as written was unanimously approved.*

President's Report. President Niel Christensen thanked Sue Paluska for all her hard work for arranging the catering for the 60 people attending the Annual Meeting. He also thanked Dennis and Karen Archer for heading up the 2nd Annual Clean-up day of which 40 people showed up to work! Next years event will be held on Saturday, June 21, 2003, which is a week before the next Annual Meeting date of Saturday, June 28, 2003.

Architectural reviews. Neil Christensen spoke on behalf of Hans Zimmer, head of the Architectural committee, who was unable to attend today. Neil indicated that Kevin Rose and Jacques De Lorimier would be joining the committee filling the expiring terms of Sue Paluska and Toni Graves.

Covenants and rules enforcement. The Design Guidelines were revised in 2000 and copies provided to all owners. Copies are available upon request or on the web site at www.hamiltoncreek.org. The Association is nearing completion of adding and updating the address signs and posts to all properties including vacant lots. As a reminder, all real estate and security signs are only allowed to be placed below the address sign or attached to the posts. There is still some exposed metal trim to be painted this year as most was completed last year. Trash cans are not allowed to be left out and should be in your garage or under cover. Also, woodpiles are required to be screened from view.

Hiking trail. The hiking trail, developed by the committee headed up by Roger Paluska, is in use and in great shape. It was decided to not mark the trails as it is not for public use. If you have any questions or need to know where the trail is, please contact Roger for the map.

Clean up days. There is a video and book available regarding weeds in the county. Please contact Niel Christensen if interested.

Election. Three positions on the Association Board of Directors were available. *Nominated and unanimously elected to two-year terms were Toni Graves 0038 Blue Moon Trail, Bruce Mitchell 1978 Hamilton Creek Road and Roger Paluska 0033 Crescent Moon Trail.*

Financial Report. A financial summary was included in the mailing to all owners. Treasurer Roger Paluska reviewed the summary, which was for the period of May 31, 2001 through April 15, 2002. The largest expenditures of the Association are the replacement of the address signs and the annual meeting catering. The dues were lowered from \$100 to \$50 for 2002.

Metro District Report. Bob Polich, Administrator of the Hamilton Creek Metropolitan District presented a summary of the operations of the District.

Water usage and the drought. The area is in a drought and it does directly affect Hamilton Creek as Green Mountain Reservoir divisions support our water rights. The Green Mountain diversions have been stopped for the current water year due to the drought. Hamilton Creek is not implementing watering restrictions yet, but are asking everyone to volunteer restricting their irrigation during the period from May to September, usage is two to three times higher than other times of the year. Too much irrigation depletes our storage for domestic use and fire protection. You can save water by not irrigating outside, using drip irrigation or if using a spray system, watering after 9PM or before 6AM.

Water system repair – progress report. Matt Willetts of Water Solutions was introduced. Owners recognized the great job that Matt had been doing. The limited water availability due to the drought and the higher landscape usage had increased the sulfites in the water leading to problems with the system PRV's. Work on the Hamilton Creek stream access is scheduled to start in July. The Forest Service and the Corps of Engineers have approved the design plans. Approval from the State of Colorado is necessary prior to using a new system. Initially, a temporary bag filtration system will be used for water treatment housed in a small new building next to the existing pump house. Design work on a permanent facility will then proceed, to be constructed next year, subject to court approval. The permanent facility will use micro filtration technology for treatment, will utilize the bag filtration components for pretreatment and after treatment to put the backwash water back into the Creek. One well from the current system will be retained as a backup source.

Legal status. The District is heading back to court August 22nd and 23rd for a trial on two questions referred back to the Court from the Appellant Court. The issues are the intent of the original parties to the bankruptcy regarding the continuation of interest and if the water to the District was contaminated when the Bankruptcy Plan was made. The other party, Colorado Bondshares is not giving up and much time and money is still being spent. The start of the permanent water system repair is dictated by the outcome of this court action.

Roads. The repair of the missing guardrail is scheduled for July. Owners are reminded to drive slower. The District is considering adding speed signs and dips to slow drivers down. This past winter was a tough one for snow removal as the snowfall was never consistent and there were quite a few days when there was snow at the top and rain at the bottom. The District is always looking for other options on improving the snow removal.

Septic Tank Pumping. The District will begin the scheduled septic tank pumping next week, which is again being done by Snowbridge. Owners are reminded that the tank lids need to be exposed and accessible for pumping.

Development Update.

Hamilton Creek. Eddie O'Brien reported that sales are strong in the low end and are strengthening in the top end home sales in the marketplace. He mentioned that there are five to six homes and twelve lots up for sale in Hamilton Creek. Eddie brought along some pamphlets to hand out to everyone present regarding what had sold and is for sale in Hamilton Creek since last year.

Area development. The Target store in Silverthorne is under construction. The Silver Mountain development and golf course are still under consideration but a lot of the projects are on hold due to the economy.

Fire Mitigation. Niel Christensen introduced Patti Maguire, a Wildfire Mitigation Officer of Summit County. She brought along some information and pamphlets to hand out to everyone regarding fire safety and what to do to prepare for a wildfire in and around your home. She stated that Colorado is very dry and it would be a good idea to keep at least a 10' area around your home clear of brush and dead wood, but 30' is more advisable per Summit County Enforcement Code. She is available to come out and do a subdivision or a home plan, which she would then coordinate with the other county agencies, such as the Fire and Police Departments, to provide them with the specific details of your area in case of an emergency. If you have any questions, you may contact her at (970) 513-4250 or at pmaguire@ldfr.org.

Other Business. Owner Tim Schulz has been working on bringing in a high speed internet DSL connection to the area. He wanted owners to know that the cable access appears to be at least three years away and other wireless systems are being considered. If anyone is interested in helping, please contact him, as there is still a lot of planning to do.

The meeting was adjourned at 11:57 AM. A catered lunch by Alpine Market was provided for all owners following the meeting.