

# **Hamilton Creek Homeowners Association**

## **Annual Meeting**

### **June 28,1997**

President Kolbjorn Tenfjord called the meeting to order at 10:15 AM. All homeowners attending introduced themselves. Owners from 25 properties were in attendance and an additional 8 properties were represented by proxy for a total of 33 properties in attendance.

**Minutes.** The minutes from the June 22, 1996 Annual Meeting had been mailed to all owners. A motion to accept the minutes as presented was unanimously approved.

**Election.** Two positions on the Association Board of Directors were available. Nominated were Dennis Archer, Tom Hand and Lucy Kay. Elected for two-year terms were Dennis Archer and Tom Hand.

**Financial Report.** A financial summary was included in the mailing to all owners. Treasurer Tom Hand reviewed the summary that was for the newly established fiscal year of the Association from May 1, 1996 through April 30, 1997. The major expenditure was for the completion of the entrance. The dues would remain the same.

**Metro District Report.** Bob Polich, Administrator of the Hamilton Creek Metropolitan District provided a summary of the operations of the District. The District was in violation of the maximum level of fluoride in the water and had received notification from the State of Colorado to correct the problem. The District had drilled a test well near the intersection of Hamilton Creek Road and Lake View that also yielded water exceeding the maximum fluoride level. Other options were currently being explored. The fluoride problem was very unusual and while the standard was exceeded, most knowledgeable sources did not feel there was any health problems associated with the level.

The attempt of the District to mandate the bond holders settlement offer through the Bankruptcy Court was still ongoing. Legal briefs had been filed regarding the case in the 10<sup>th</sup> Circuit Court of Appeals.

It was expected the septic tank pumping would begin in the near future. Approximately 10 tanks were scheduled to be pumped this year. Tanks are pumped on a three-year rotation. Water hammering continues to be a problem at times within the District. The two pressure reducing valves are scheduled for maintenance work to correct the problem.

**Development Update.** Eddie O'Brien reported real estate sales were good. The Eagles Nest development was anticipated to be purchased in the near future. The quality of the investors bidding on the property should be a benefit to the Hamilton Creek development. Numerous Silverthorne developments have been proposed.

Tom Hand spoke to the owners regarding the northern expansion of the Silverthorne development. He encouraged owners to become involved with the public hearings to encourage development that would be beneficial to Hamilton Creek.

**Natural Gas.** The plan to install natural gas in South Forty and Hamilton Creek appears to have enough owners' support to become a reality this summer. Owners who had not yet submitted their support were encouraged to do so prior to the July 18<sup>th</sup> deadline. If approved, it was expected installation would begin in August. Representatives from Public Service were on hand to answer owner questions regarding connection of the gas to their homes and modification of gas appliances.

**Other Business.** Additional guard railing will be installed on Hamilton Creek Road above the entrance sign where several vehicles went off the road last winter.

**Next Meeting.** The Annual Meeting for 1998 was set for the 4<sup>th</sup> Saturday in June. The date is June 27, 1998.

The meeting was adjourned at 12:00 PM. A cookout was held for all owners following the meeting. A thank you was made by all attending for the food provided by Eddie O'Brien and the meeting site by Kolbjorn Tenfjord.