

HAMILTON CREEK HOMEOWNERS ASSOCIATION  
Annual Meeting  
June 26, 1999

President Kolbjorn Tenfjord called the Annual meeting to order at 11:05 AM. All homeowners attending introduced themselves. Owners from 28 properties were in attendance and 16 owners were represented by proxy for a total of 44 properties in attendance.

**Minutes.** The minutes from the June 27, 1998 Annual meeting had been mailed to all owners. A motion to accept the minutes as written was unanimously approved.

**President's Report.** President Kolbjorn Tenfjord stated that natural gas is now in and flowing; there could be a possibility to negotiate a better rate when the utilities go public. The Association plans on taking out the old dead trees starting at the bottom, then to reforest with blue spruce seedlings. Also, there is still a lot of outside lighting being used. Please use your exterior lights sparingly. It may be a good idea to install motion detectors or timed lights. The area should not be lit up like a city at night. Also, parking is not permitted at all on the roadways. Please use your driveway or approved areas.

**Election.** Two positions on the Association Board of Directors were available. Nominated and unanimously elected to two-year terms were Niel Christianson and Carol Kurlander.

**Financial Report.** A financial summary was included in the mailing to all owners. Treasurer Tom Hand reviewed the summary, which was for the period of May 1, 1998 through April 30, 1999. Tom mentioned that last year was tight financially and to please pay your dues early this year. A thank you to all those who had already done so. Attorney fees were higher this year due to guidance and advice for the Association, but should be lower next year.

**Metro District Report.**

**Water Quality.** Bob Polich, Administrator of the Hamilton Creek Metropolitan District presented a summary of the operations of the District. The District had less reported problems which were probably due to prior notice and education and not better water. The water is tested monthly and does not pose any health problems, but the high fluoride content still remains. In April the District changed from treating the water with potassium permanganate to hydrogen peroxide. The switch was done to continue to control the sulfur smell and taste, but attempt to limit the occasional tint (brown/purple) in the water. The semi-annual line flushing has not been done yet this summer. The District is continuing to try hard to improve the quality of the water as best as possible.

**New Water.** The District has acquired the rights to a well and water source at the base of the hill at the Hankins residence. The water there is plentiful and of a very high

quality. This is spring water and has different characteristics than other tested water in Hamilton Creek or the South Forty. This water has no fluoride, sulfur or other taste problems.

**Repairing the System.** Engineering of the repairs of the water system has started. Several issues are involved, including moving the water to the top of the hill, water storage while retaining quality, water pressure and water hammering. Repair in these areas should lower pumping demands and costs, and allow for more equal and higher pressure in some areas. It should also help maintain fresher water. The timing of this project should hopefully be soon, maybe next year.

**Legal and Bond.** The current “declaratory action” regarding water quality improvements mandated by the State of Colorado begun in March 1998 is still ongoing. The court action will bring all parties to the table and the District is hopeful there will be a settlement acceptable to the bondholders, the District and the homeowners. The 1990 bankruptcy ruling is still in effect with no changes. The bankruptcy ruling allows for the operation of the District prior to payment on the bonds and sets the mill levy at a maximum of 40.

**Snow Removal.** The snow removal seems cost effective and there did not seem to be as many reported problems this year. A notice to all owners describing the service, what and how it is done, was mailed out. Again, owners can hire their own service to do the work.

**Forest Management.** The District is still waiting for a master plan and budgeting of forest management work may conflict with the water system repair costs. Public Service has a contractor that will be working in the area on topping trees in the utility power line easement. They should start any day. A Cut Above Forestry, during their tour last year, found no evidence of pine beetle. There is a need to thin and seed with blue spruce to help prevent infestation in the future. Some of the dead trees were killed by disturbance from construction or other insects. A clean up of the windfall and undergrowth should be removed. A contractor or a group of owners could do this.

**Septic Pumping.** The District has 15 septic tanks scheduled for pumping this year. All owners to be pumped were sent a letter and a tour of the tanks has been made. The service is done on a three-year cycle. The District is building a database on the tanks and the owners will get a report on the status of their tank. With proper maintenance, septic systems are a cost effective alternative to a public sewer system. Please remember to not do any landscaping over the tanks. There has to be access to at least two of the three lids, with three lids off for the best maintenance. Also extenders are available from a contractor or from Dave Collard if your tank is buried too deep.

## **Development Update.**

**Hamilton Creek.** Eddie O'Brien reported that the Benches, the area above the Sunbowl, is the end of the development that can be done in Hamilton Creek. There will be only four building sites on 1.9 to 4.85 acres. The value of Hamilton Creek is still increasing and any development by Cordillera should only increase the values. Out of 124 sites, 71 are either completed or under construction at this time. Eddie anticipates that another 3 to 4 more sites will be under construction this year.

**Ponds at Blue River.** Tom Hand has been following the progress of the Ponds and has helped to reduce the density of the 60 acres to be developed by Western Skies. Tom said that the Town of Silverthorne has approved 84 multi family units and 21 townhouses and the height was reduced from 60 feet to 35 feet above average grade. When this project was started three years ago, it was for 280 units on 17 acres. Most of the north end was dedicated to Silverthorne as wetlands in August 1998. This is a great improvement from what could have been. Tom wanted to thank everyone who wrote letters and attended the meetings. A thank you and a round of applause from all attending to Tom Hand for all his hard work over the past three years.

Cordillera, a proposed high-end community east of the Blue River, with a private golf course would be built well away from Highway 9 with 205 houses on 500 acres. Tom feels that this would be better than what was proposed earlier by Eagles Nest, which was 600 residential units, a 330 room 6-story hotel/conference center with 6 story condos around the lake. A proposal for annexation by the Town of Silverthorne was denied.

**Other Business.** An owner mentioned that since the dues were raised from \$50 per year to \$100 there should be a comfortable reserve in the bank and could they be lowered. The Board would like to keep the dues at \$100 for another year to make sure that the Association is prepared for a possible emergency. The dues are used for the road and entrance signs.

The meeting was adjourned at 12:10 PM. A BBQ was provided for all owners following the meeting at the Silverthorne Recreation Center. All attending thanked the Board for their efforts during the year and for the food at the meeting.