

**HAMILTON CREEK HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Wednesday, September 6, 2000**  
**948 Hamilton Creek Road**

Attending Board members:

Roger Paluska  
Niel Christensen

Carol Kurlander  
Hans Zimmer

Others attending:

Bob Polich  
Kolbjorn Tenfjord

Mountain Systems, Inc.  
Owner

Niel Christensen called the meeting to order at 7:00 PM.

**Minutes.** *The minutes from the April 10<sup>th</sup>, May 24<sup>th</sup> and July 13<sup>th</sup> Board of Directors meetings were approved subject to corrections to the spelling of names in the April 10<sup>th</sup> and July 13<sup>th</sup> minutes and the heading on the July 13<sup>th</sup> meeting. (Paluska/Kurlander,4-0).*

**Cleanup Day.** The cleanup day was very successful with 31 people attending. Those attending enjoyed themselves and comments heard by the Board were good. It was agreed there should be a similar event next year.

**Trail Report.** Roger presented a preliminary drawing of a proposed trail through the subdivision. There was a suggestion to meet on Wednesday October 4<sup>th</sup> to walk the trail. A suggestion was made to consider connecting the trail into the Ptarmigan Trail.

**Architectural Control Committee.** A meeting will be held Tuesday September 12<sup>th</sup> at 6:30 PM to continue the review of the new guideline. The meeting will be at the home of Hans Zimmer. Updates on reviews:

Blackmum – He had responded to the letter from the committee. A roof parapet was added and the outside grill eliminated. He was working with the Metro District regarding the pool. Approval of the preliminary plans was granted.

Wallner – The plans, prepared by Baker Hogan were approved.

Dikoeu – A meeting with the owner was held. The parking area designated will be seeded and the boulders moved back.

Nobel – A sketch plan was submitted regarding a change in windows. The plan would initially appear to be acceptable.

**Treasurers report.** Roger presented a brief report. There is approximately \$18,000 in the bank.

**Homeowners manual.** Neil proposed that a homeowner's manual be prepared for all owners following the completion of the new design guidelines. The manual would include all documents pertaining to Hamilton Creek. This could be mailed or provided at the next homeowners annual meeting.

**Signs.** There were a few real estate signs that were not hung under the address signs as required. In some cases, there was no address sign. The real estate sign would be identified in a site tour and the agent contacted. Numerous no trespassing signs were attached to trees in the area. It was unclear who originally posted the signs, but as they were on Association property they would be removed. There were some security signs that were not posted on the address sign as required.

**Violations of CC&R's.** A tour would be made of the area to identify the sign violation and other violations of the CC&R to determine appropriate action. The Board had a discussion over the paving requirement as it affected Red Buffalo and the unpaved portion of Timberwolf Trail.

**Highway 9 median landscaping.** The Board discussed the median at the entrance to Hamilton Creek Road that had not been completed by Silverthorne. Silverthorne did not have any plans at this time to complete the landscaping. No action was taken at this time. The landscaping in the turn around area of Heather's Way in the Sun Bowl and adding flowers to the roadside similar to Eagles Nest was discussed.

**Dues for 2001.** The dues remain at \$100 per year.

**Neighborhood Organization.** Roger updated the Board on meetings he had attended on behalf of Hamilton Creek with a group of homeowners associations with the intent of developing a unified approach to the planned development in the Silverthorne area.

**Next meeting.** The next meeting will be held Wednesday November 8, 2000 at 7 PM. The meeting will be at Roger Paluska's, 33 Crescent Moon Trail.

The meeting was adjourned at 9:25 PM.