

HAMILTON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, January 18, 2001
38 Blue Moon Trail

Attending Board members:

Niel Christensen
Toni Graves

Hans Zimmer

Others attending:

Bob Polich
Kolbjorn Tenfjord

Mountain Systems, Inc.
Owner

Niel Christensen called the meeting to order at 7:50 PM.

Minutes. *The minutes from the November 8, 2000 Board of Directors meeting were approved as written. (Graves/Zimmer,3-0).*

Property Status Information. Niel presented a property status report that listed all properties by address and included owner name, legal description, developed or undeveloped, architectural committee activity, address sign status, and other notes. The report will be utilized to track both enforcement action on rules and architectural reviews.

Architectural Control Committee. Updates on reviews:

Burman – Pre-approval status. An addition to the existing residence over the garage area. There was a discussion regarding the stone facing on the existing concrete wall.

Kingsbury – Pre-approval status. A new single family home. A letter was sent regarding the dirt brought in last fall and to have the culvert on the property installed or removed.

Zarn – Applied. A new single family home. The design of the common driveway, tree removal, height, and fill were all concerns on the submittal. A survey with contours and input from surrounding property owners was needed prior to further action.

There was a discussion on arranging for a painter available to all homeowners to paint metal trim on the roofs. Fences at the Hess property and on Indian Paint were discussed.

Treasurers report. Roger was unable to attend the meeting. The financial status remains similar to the last report.

Design guidelines. The attorney had suggested a notice of record be filed for Hamilton Creek properties to reference the design guidelines. Bob Polich would contact Attorney Mark Richmond to have the notice prepared and filed. The plan was to prepare each property owner a book of the documents of the District, including the design guidelines. It was suggested all owners of unimproved properties be sent a letter notifying them of the new guidelines and their availability upon request.

Address Signs. A legal review by the Metro District indicated they would not be responsible for the address signs for each property. Samples of the various signs were brought to the meeting. *A motion was made to utilize the painted address sign on all new signs made (Graves/Christensen,3-0).*

Buffalo Mountain emergency road. The proposed development to the south of Hamilton Creek had preliminarily inquired about an emergency road connection between the two developments. The road and potential access points was discussed. It was the feeling of the Board that any access road would not be desirable.

Other. The Buffalo Mountain development should be monitored regarding the set back easements provided between their development and Hamilton Creek. A letter would be written, if needed, by the Association regarding this issue.

Next meeting. The next meeting will be held Thursday April 19, 2001 at 7 PM. The meeting will be at the home of Kolbjorn Tenfjord, 25 Eagle Wings Trail.

The meeting was adjourned at 9:45 PM.