

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Saturday, June 2, 2001
62 Crescent 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 4:05 PM.

Minutes. *The minutes from the April 19, 2001 Board of Directors meeting were approved as written. (Christensen/Graves,3-0).*

Roads. Several owners had requested to have “private drive” signs placed on their driveway or trails. As all of the roadways within Hamilton Creek are maintained by the Metro District and not Summit County, the Board discussed the benefits and procedures to designate all roads private. *A motion was made for the Association to pursue with Summit County the issue of designating all roads, driveways and trails in Hamilton Creek as private. (Graves/Zimmer,3-0).*

Annual meeting. Niel reviewed with the Board his letter sent with the June 23rd annual meeting notice that discussed enforcement of the covenants. Fences at the Hess, Stenger and Almond homes were discussed. Almond’s fence was a snow block and had been removed for the summer. Members felt some of the owners were not properly cleaning up after their pets when walking them within the area. It was suggested to include a reminder on pets in the next newsletter.

Architectural Control Committee.

Updates on reviews:

Kingsbury – 909 Hamilton Creek Road – Site improvements. Hans indicated Kingsbury had agreed during a May telephone conversation to have the site cleaned up and the culvert installed no later than May 31st. As this had not been completed, Hans requested Bob Polich write a demand letter to him regarding the dirt dumping without permission, installation of the culvert, seeding and weed control.

Zarn – 680 Lakeview Circle - Preliminary submittal. A new single family home. A meeting had been held with the lot owner, committee members and an adjacent property owner. The revised site plan submitted was not approved, as it did not depict the trees in the plan.

Kurlander – 948 Hamilton Creek Road – Preliminary submittal. Existing home remodel. Per a meeting held by the committee, Hans sent a letter to the Kurlander's regarding concerns with some aspects of the design and the driveway change.

Clean up day. The clean up held earlier in the day was a success with over 20 owners participating. Toni and Lowell Graves hosted the lunch following the clean up. The Metro District would have the trees and slash picked up. There was a discussion on having a pick up at the end of July for owners who wanted to do additional clean up around their lots and common area. The issue of controlling dandelions was discussed. Homeowner feedback would be obtained at the annual meeting and the issue was deferred to a future meeting.

Trail. Roger had placed the approximate location of a hiking trail on a map and Niel would present this at the annual meeting in Roger's absence. It was suggested to work with Almond on an access to the forest from the front half of his driveway. The intent of the trails was for the use of residents only with no interference to private lots and no parking.

Election. Two positions (Christensen and Kurlander) were up for election at the annual meeting. Both had indicated they would accept a nomination at the annual meeting for another term.

Future dates. To provide a standardized schedule in future years, the clean up day would be held on the 3rd Saturday of June and the homeowners annual meeting held on the traditional date of the 4th Saturday of June. For the year 2002, the clean up date will be June 15th and the annual meeting June 22nd.

Next meeting. The next board meeting will be Wednesday August 15, 2001 at 7 PM. The meeting will be at Niel Christensen's, 90 Crescent Moon Trail.

The meeting was adjourned at 6:10 PM.