

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, January 15, 2002
33 Crescent Moon Trail

Attending Board members:

Niel Christensen
Carol Kurlander

Toni Graves
Roger Paluska

Others attending:

Bob Polich
Kolbjorn Tenfjord

Mountain Systems, Inc.
President, Hamilton Creek Metropolitan District

Niel Christensen called the meeting to order at 7:08 PM.

Hans Zimmer was unable to attend the meeting due to a skiing injury.

Minutes. *The minutes from the October 16, 2001 Board of Directors meeting were approved as written. (Paluska/Kurlander,4-0).*

Architectural Control Committee.

Updates on reviews and/or construction:

Wallner	58 Crescent Moon Trail	Final certificate of occupancy
Rozehnal	66 Spinning Leaf Trail	Final certificate of occupancy
Rose	30 Heather's Way Trail	Final certificate of occupancy
Burman	25 Indian Brush Trail	Pending certificate of occupancy
Blackmun	160 Hamilton Creek Trail	Under construction
Stewart	1961 Hamilton Creek Road	Under construction
Kurlander	948 Hamilton Creek Road	Under construction

Kingsbury – 909 Hamilton Creek Road – Site improvements. It was noted that none of the modifications to the berm that the owner had agreed to in the June meeting had been done. It was suggested a letter be written to the owner.

Niel indicated he had been contacted regarding the Association signing a transfer deed for a change in the common property boundaries on the Hesler property, 67 Alpenglow Trail. A prior Board had previously authorized a change in the property boundary years ago when the home was first constructed. While the property line had been moved and the boundaries of the common property changed, apparently a deed formalizing the change had not been filed.

Treasurers report. Roger reported approximately a third of the annual dues had been collected to date. The issue with dues payable from the developer controlled Benches property was discussed. It was felt, at minimum, dues from the October 2001 formal filing of the PUD and the current year dues should be collected. One owner, 870 Lakeview Circle, remained delinquent on last year's dues and attempts would be made to contact them. Roger provided a financial

statement from May 1, 2001 through January 15, 2002. The two major expenses for the year were the address signs at \$5,000 and the annual meeting at \$1,600. The Association had \$26,528.69 on deposit.

Trail. Board members indicated they have heard several favorable comments regarding the trails. A substantial amount of a trail system had already been completed. Discussed was future expansion of the system including (1) extending a branch of the Lakeview section down to the south end (2) extending a northwest access from the Lakeview trail to the Cabins.

Covenants and Design Guidelines. Neil reported that approximately half of the owners contacted regarding the roof metal painting had contacted him and there were no real objections. Mario Zieba had done a good job for the 20 homeowners who arranged through the Association for him to do the work. Niel reported that 291 Lakeview Circle had moved the trailer from common property. However, he still was parking four Suburbans and some of the parking of the vehicles was on the common area.

Architectural Committee. One owner contacted regarding serving on the committee indicated he would not be interested at this time. Suggestions of owners who may be interested were made. The committee would remain the same at this time. Members are Hans Zimmer, Sue Paluska, Max Selig, Toni Graves and Kolbjorn Tenfjord.

Bylaws. The Board reviewed each section of the Bylaws. Changes suggested included revision of the addresses and wording corrections. The suggested revisions would be made to the Bylaws and a draft provided to the Board. Approval of the revised Bylaws would be on the next meeting agenda.

Metro report. Bob Polich reported that some progress had been made with the Colorado Department of Wildlife, Forest Service, and Army Corp of Engineers regarding utilization of the proposed Hamilton Creek water diversion site on the Creek. The agreement to use the site may be dependent on restricting or transferring a portion of the common area on the north side of Hamilton Creek and an area above the water tank that the Colorado Wildlife has indicate were habitat and migration paths for wildlife in the area.

Snow removal. It was noted that a few owners had made arrangements to have their driveways plowed by plowing companies. It was suggested that a list of plow companies that other owners felt were doing a good job be provided for owners who wanted a more complete plowing of their driveway.

Insurance A bid of \$3,800 had been received from Farmers Insurance for Association insurance including directors liability, general liability and asset coverage. Farmers indicated that other insurance companies were more competitive for this type of insurance. State Farm had been contacted, but had not responded yet. Additional bids would be obtained for insurance.

The next meeting was scheduled for Tuesday, April 16, 2002. The meeting will be held at 7 PM at the home of Toni Graves, 38 Blue Moon Trail.

The meeting was adjourned at 9:09 PM.