

**HAMILTON CREEK ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Tuesday, February 15, 2005**  
**0090 Nordic Trail**

Attending Board members:

Niel Christensen  
 Rob Hess  
 Roger Paluska

Ann Beauprez  
 Nancy Wiedel

Others attending:

Bob and Deborah Polich  
 Kolbjorn Tenfjord

Mountain Systems, Inc.  
 Metro District President

Niel Christensen called the meeting to order at 7:05 PM.

**Minutes.** *The minutes from the November 9, 2004 Board of Directors meeting were approved as written. (Wiedel/Hess 5-0).*

**Treasurers Report.** Treasurer Roger Paluska presented the Board with a Balance Sheet as of February 15, 2005 and a Budget Comparison for May 1, 2004 through February 15, 2005. The Association has a balance of \$12,232 in the bank. The Metro District notes receivable of \$185,000 is offset by the owner notes of \$175,000. Interest on the owner notes was paid for 2004 from the interest payment received from the Metro District. Dues collection is down to 16 owners still owing and notices will be sent out next week.

**Architectural Control Committee.** Niel Christensen presented the current status, which was provided by Hans Zimmer, Chairman of the Architectural Committee.

|                                  |           |                          |                        |
|----------------------------------|-----------|--------------------------|------------------------|
| Under Construction               | Harris    | 0220 Lakeview Circle     |                        |
|                                  | Dussair   | 0011 Stormwatch Circle   |                        |
|                                  | Schumaker | 2206 Hamilton Creek Road |                        |
| Final Plan Approved              | Garrett   | 0033 Lakeview Circle     |                        |
| Preliminary Plans Approved       | Thurman   | 2204 Hamilton Creek Road |                        |
|                                  | Koleszar  | 0071 Indian Brush Trail  |                        |
| Preliminary Plans Under Review   | Pietrzyk  | 0670 Lakeview Circle     |                        |
|                                  | Bonner    | 0230 Lakeview Circle     |                        |
| Plans Approved but not activated | Pieper    | 0741 Lakeview Circle     | Approved November 2003 |
|                                  | Covert    | 0031 Red Buffalo Trail   | Approved April 2002    |
|                                  | Kingsbury | 0909 Hamilton Creek Road | Approved May 2002      |

**Plan Review By Architect.** The subject of whether to retain an Architect on an on call basis was continued from the November 9, 2004 meeting and was discussed at length. Topics discussed included how the guidelines have functioned in the past and the benefits of an independent review by any architect would provide. *The Board approved a motion to consider selected architects regarding their potential input in a review of the Guidelines and to assist in the future with plan reviews by the Architectural Committee. (Hess/Wiedel15-0).* Rob Hess and Kolbjorn Tenfjord have volunteered to undertake this task and will notify the Board of their findings at the next scheduled board meeting.

**Metropolitan District Report.** Bob Polich reported that snow removal had been satisfactory to date at a reasonable cost. There have been a limited number of complaints regarding the road being slick and drive way plowing. On an average year the current contractor does the snow removal for less than \$25,000 and preliminary bids obtained last year to upgrade the service exceeded \$110,000. The Metro District did not feel any change in snow plow service was financially prudent at this time. Several guardrails have been damaged and likely will require repair this summer. Damage is paid for by the Metro District unless the car involved is known and the cost can be collected from their insurance.. The District has a limited amount of funds and these need to be divided between recreation, forest management and snow removal. The Bonds were paid off in December 2004 and since it was done slowly, the fund made about \$3,000 in interest. The investors received the full amount of the principal but no interest. Since the bonds have now been paid off under the bankruptcy, the District has no restrictions on how it spends the money. A Cut Above Forestry has marked the trees to be removed with orange tape. Last fall about 80 trees were marked and a recent survey indicated the total number may approach 400 to be removed before summer. The Metro District is having a proposal prepared that will include tree removal, healthy tree spraying and new seedling plantings. The forest is 150 years old and many trees are nearing the end of their expected lifetime. The forest needs to be thinned to improve the overall forest health. There is no decision regarding the court case two years ago concerning the water repair payment and the continuation of interest on the bonds.

**Violations.**

**Trailers.** There are three trailers that the owners have been contacted to have removed.

**Other.** The Board agreed to wait until spring to proceed with the removal or painting of the pastel posts at 0760 Lakeview Circle due to the weather making it difficult to do the correction now.

**Signs.** There was a discussion regarding who is in charge of the maintenance of the address signs. It was agreed that the maintenance should continue to be done by the Association as to maintain consistency.

**New Business.**

**Cleanup day.** The cleanup day has been scheduled for Saturday, June 18, 2005. Rob Hess will be the host.

**Annual meeting.** The Annual meeting is scheduled for Saturday, June 25, 2005. Larry and Sharon Blackmun will host. The location will be at their home on Hamilton Creek Trail in the Benches with the meeting to start at 4:30PM and dinner and entertainment by Doo Wop Denny to begin at 6:30PM.

**Nominating committee.** The terms for the following two Board members will expire at the annual meeting; Nancy Wiedel and Niel Christensen, both of which are interested in running again. A notice will be included in the next newsletter requesting anyone interested in being on the board, to contact Niel Christensen before June 1, 2005 as nominations will be closed on that date.

The next meeting was scheduled for Tuesday, May 3, 2005, at 7 PM in the home of Roger Paluska at 0033 Crescent Moon Trail.

The meeting was adjourned at 9:05 PM.