

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, May 3, 2005
0033 Crescent Moon Trail

Attending Board members:

Niel Christensen
Anne Beauprez
Roger Paluska

Rob Hess
Nancy Wiedel

Others attending:

Bob and Deborah Polich
Kolbjorn Tenfjord

Mountain Systems, Inc.
Metro District President

Niel Christensen called the meeting to order at 7:10 PM.

Minutes. *The minutes from the February 15, 2005 Board of Directors meeting were approved as written. (Beauprez/Hess 5-0).*

Treasurers Report. Treasurer Roger Paluska presented the Board with a Balance Sheet as of April 30, 2005, a Profit and Loss statement reflecting the fiscal period of May 1, 2004 through April 30, 2005 and a preliminary Budget for 2005/2006. Roger felt the Association is in an excellent cash position. The proposed budget is based on last year's figures and was reviewed and discussed line by line. *The Budget for 2005/2006 was approved. (Wiedel/Hess 5-0).* There are still 6 owners who have not paid their association dues at this time. Additional notices will be sent out.

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
	Garrett	0033 Lakeview Circle
Final Plans Approved (now under const)	Pietrzyk	0670 Lakeview Circle
	Koleszar	0071 Indian Brush Trail
Preliminary Plans under review	Bonner	0230 Lakeview Circle
	Thurman	2204 Hamilton Creek Road
	Stewart	10 Red Buffalo Trail

Approved Plans but not activated

Covert	0031 Red Buffalo Trail
Approval of Preliminary Plans: April 2002	
Kingsbury	0909 Hamilton Creek Road
Approval of Preliminary Plans: May 2002	
Pieper	0741 Lakeview Circle
Approval of Preliminary Plans: Nov 2003	

Metropolitan District Report. Bob Polich stated that a mailing will be going out regarding beetle kill trees. A Cut Above Forestry identified 110 trees that were infected with beetles that will be removed in the next few weeks. A Cut Above will also be spraying about 1,000 trees in the common area and will provide the wood chipping as part of the clean up day. The chipping will be on the clean up date of June 18th and the following Saturday June 25th. The Metro District does not want any slash put out by owners after June 25th. The Metro District has budgeted \$15,000 for tree removal with \$10,000 for preventative spraying. Tree spraying on private property will be offered at \$10 per tree billed back to the owners. The spring runoff and early storms has provided sufficient water but it has made treatment difficult and has given the water a slight tan color. The color does not affect the taste of the water or quality. Septic pumping will start June 1st and has been contracted at a lower cost with Black Cat Pumping, a new company that was started by former employees of Snowbridge. The bus stop may be improved by the Town of Silverthorne as part of the new park design to be developed in 2006 and mail boxes for all residents could be included in the design.

Old Business.

Violations.

Real Estate Signs. There is a sign on 33 Lakeview Circle under construction and one on 31 Heather's Way Trail in the Sunbowl that should come into compliance with the sign policy.

Pastel Posts. Another letter should be sent to Fulton at 760 Lakeview Circle that the pastel posts should be corrected by June 15, 2005 or the owner should present his case to the Board at the next meeting. After the time deadline, penalties should be enforced.

ATV. The owner at 115 Lakeview Circle has an ATV parked and stored under a tarp in his driveway. Apparently the owner has also been seen driving it around on the area roads. It was decided to send him a "Good Neighbor" letter notifying him of these violations.

Violation Actions. There was a lengthy discussion regarding the rules and guidelines concerning the Association. It was suggested to form a small CC & R Enforcement Committee to receive complaints and to help Bob Polich respond to them. Rob Hess volunteered to write a "Pride In Community" letter to include with the Annual Meeting mailing package to all the owners. A suggestion was made to install dog pick up stations around the area to encourage owners to pick up after their dogs.

Annual Association Meeting. The Annual meeting will be held on Saturday, June 25, 2005. The meeting and dinner is being hosted by Larry and Sharon Blackmun with planning by Sharon and Julie Wright with Niel Christensen as chairman. The meeting will start at 4:30PM with a catered dinner and entertainment at 6:30PM.

Cleanup Day. The owner cleanup day has been scheduled for Saturday, June 18, 2005. Kolbjorn

Tenfjord will coordinate the cleanup day, which will start at 9AM followed by lunch at noon hosted by Rob and Linda Hess. The Metro District again will be picking up the common area slash from the sides of the road. The target cleanup area will be the area directly across Hamilton Creek Road from Stormwatch Circle.

Plan Review by Architect. Rob Hess and Kolbjorn Tenfjord presented a report and recommendations regarding to hiring a professional architect to work with the architectural committee. They met with Mike Houx of Baker, Hogan and Houx and with Darrick Wade to review their experience with other homeowner associations. Both were interested with working with us and could provide all types of services. After the meetings, both Rob and Kolbjorn were leaning towards Darrick Wade as their choice. Review fees charged to the owner would cover the cost of the involvement of the architect. The current Metro District damage deposit of \$3,000 could be increased to \$4,000 which would include the review expense. Out of the total of 121 lots, 90 have been built on with 25 lots left to be developed. Many of the remaining lots could be more difficult to design and build on. The review would reduce some of the demands on the architectural committee. There was a lengthy discussion regarding the recommendation. It was decided to take this concept back to the Architectural Committee for them to make the final decision.

New Business.

Nominating committee. The terms for Nancy Wiedel and Niel Christensen will expire at the Annual Meeting; *both are interested in running again for another term so the nomination committee will submit their names to the members at the Annual Meeting...*

The next meeting is tentatively scheduled for Tuesday, August 16, 2005, at 7 PM in the home of Nancy Wiedel at 0021 Stormwatch Circle.

The meeting was adjourned at 9:38 PM.