

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, August 16, 2005
00921 Stormwatch Circle

Attending Board members:

Niel Christensen
Nancy Wiedel

Rob Hess
Roger Paluska

Others attending:

Bob and Deborah Polich
Kolbjorn Tenfjord

Mountain Systems, Inc.
Metro District President

Niel Christensen called the meeting to order at 7:12 PM.

Minutes. *The minutes from the May 3, 2005 Board of Directors meeting were approved as written. (Hess/Paluska 4-0).*

Treasurers Report. Treasurer Roger Paluska presented the Board with a Balance Sheet and Budget vs. Actual as of August 16, 2005. Roger mentioned that there has not been much activity except for the Cleanup Day and Annual meeting expenses. The cost of the clean up day was \$496.71 which came in under budget and \$2,600.79 for the cost of the annual meeting which was over budget by \$600 which was expected due to the entertainment this year. At this time, there are still two owners who have not paid their association dues for 2005 after the 4th notice.

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

Completed	Harris	0220 Lakeview Circle
Under Construction	Dussair	0011 Stormwatch Circle
	Schumaker	2206 Hamilton Creek Road
	Garrett	0033 Lakeview Circle
	Pietrzyk	0670 Lakeview Circle
	Koleszar	0071 Indian Brush Trail
Final Plans Approved	Bonner	0230 Lakeview Circle
	Stewart	0010 Red Buffalo Trail
	Thurman	2204 Hamilton Creek Road
	Morgan Add.	1978 Hamilton Creek Road
Preliminary Plan under Review	Coburn	0031 Heathers Way, Sunbowl
Approved Plans but not activated Approval time expired	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: November 2003

Metropolitan District Report. Bob Polich stated that the bonds have been paid. There are no details at this time, but the ruling release on June 1, 2005 by the trial judge has been appealed. The water system is running well and some security controls are being installed in the pump station. The District is having final plans developed to add main line service to several lots in Lakeview Circle that will also improve the long-term functioning of the water system including fire protection. The water tank was inspected and found to be in good shape. Anode rods will be installed to help prevent some oxidation that has just begun to form. The crack filling has been completed and Bob will ask the contractor to strip several of the hairpin corners for safety. The remainder of the tree slash will be picked up by the end of the week.

Old Business.

Violations.

Pastel Posts. The posts have finally been painted at 0760 Lakeview Circle.

Unpainted Metal. There are eight houses that need to have the exposed metal trim painted. Reminder letters will be mailed out.

Parked Cars. Notices will be sent out to several owners that have vehicles parked illegally. It is all right to park a vehicle in your driveway but not for storage purposes.

Replace and Add Address Signs. Kolbjorn Tenfjord mentioned that there are eight address signs this year that he will arrange to have replaced.

New Business.

Appointment of Officers for 2005/2006. The following Officers of the Association were elected unanimously. (Wiedel/Paluska 4-0).

President	Rob Hess	Vice-President	Nancy Wiedel
Treasurer	Roger Paluska	Secretary	Ann Beauprez
At-Large	Niel Christensen		

Appointment of Architectural Control Committee for 2005/2006. Niel Christensen will be the chairman with Hans Zimmer, Jacques De Lorimier, Kevin Rose, Kolbjorn Tenfjord and Rob Hess completing the committee. *Motion to accept the appointments as stated was unanimously approved.* (Wiedel/Paluska 4-0).

Review Cleanup Day and plan for next year. The Cleanup Day was very successful. Approximately 50 people attended the event hosted by Rob and Linda Hess. John Almond has indicated an interest in hosting next years clean up date. Nancy Wiedel also indicated she could host if needed. The cost came in under budget at \$496.71 and the budgeted amount of \$600 will be used again next year.

Review Annual meeting and plan for next year. Roger Paluska presented the breakdown of the cost for the event this year as being \$2,600.79, which included the tables and chairs, food and beverages and the entertainment by Doo Wop Denny. The event was a success with over 80 people attending. It was felt that the budget for next year should be about the same as the cost was for this year. The Blackmuns have volunteered to host the event again next year with Julie Wright and Sharon Blackmun as co-chairs. As the meeting and social function was unique in its ability to bring all owners together the Board felt it should be continued as a recognition of the voluntary work efforts of many residents during the year for the community.

Other. Roger proposed adding a Phase III to the Hamilton Creek Walking Trail. The trail would begin just below the Mielke residence, go down along the creek, cross over, go along the creek, cross back over and end up along Hamilton Creek Road above the hill on Ansel's View Trail. It was decided to have Roger mark the trail and then have others walk it. It would take a crew approximately three days to cut and clean the trail and a weekend in September was planned for the work.

Next Meeting. The next meeting is scheduled for Tuesday, November 8, 2005, at 7 PM in the home of Neil Christensen at 0090 Crescent Moon Trail.

The meeting was adjourned at 8:55 PM.