

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, November 10, 2005
Niel Christensen – 0090 Crescent Moon Trail

Attending Board members:

Niel Christensen
 Ann Beauprez
 Roger Paluska

Rob Hess
 Nancy Wiedel

Others attending:

Bob and Deborah Polich
 Kolbjorn Tenfjord

Mountain Systems, Inc.
 Metro District President

Rob Hess called the meeting to order at 7:05 PM.

Minutes. *The minutes from the August 16, 2005 Board of Directors meeting were approved as written. (Christensen/Beauprez 5-0).*

Treasurers Report. Treasurer Roger Paluska presented the Board with a Balance Sheet and a Budget vs. Actual as of November 9, 2005. Roger mentioned that the Association has \$8,301.31 in the bank and that all of the owners have paid their 2005 dues. The Association Officers/Directors Liability Insurance policy was paid this month in the amount of \$1,209 which was \$27 over budget. *The Board approved the payment of the Officers/Directors insurance in the amount of \$1,209. (Hess/Wiedel, 5-0).*

Architectural Control Committee. Niel Christensen presented the current status of Hamilton Creek per the Architectural Committee.

Completion (Association sign-off)	Harris Schumaker Garrett	0220 Lakeview Circle 2206 Hamilton Creek Road 0033 Lakeview Circle
Under Construction	Dussair Pietrzyk Koleszar Stewart Thurman	0011 Stormwatch Circle 0670 Lakeview Circle 0071 Indian Brush Trail 0010 Red Buffalo Trail 2204 Hamilton Creek Road
Final Plans Approved	Bonner	0230 Lakeview Circle
Preliminary Plans Approved	Coburn	0031 Heathers Way, Sun Bowl
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
Undeveloped lots with no known development plans: 24		

Metropolitan District Report.

Water line/hydrant installation. The Metro District had begun the installation of an 8” water line needed to provide adequate service to Lots 2, 3, 4, 14, 15 and 16 on Lakeview Circle. A new 4” water line was installed for the same reason for service to Lots 1, 3, 4 and 5 on Red Buffalo. The new lines would improve service and fire flows in the District. A portion of the cost allocated to service line installation would be reimbursed by the owners directly benefiting from the work. The Lakeview Circle work included the road to Lots 14, 15 and 16 that would be reimbursed by the lot owners. The remaining work on the Lakeview Circle line will be done next year. Included in the Lakeview Circle work is the addition of two fire hydrants.

Pump Station. The District has begun preliminary work on the future construction of a permanent pump station facility. Determination of the size of facility needed is being considered at this time. The location of the pump station might be moved to the open space area near the hair pin corner above the existing temporary pump station. The pump station would be constructed mostly underground so as to minimize the view and sound levels. It is mostly conceptual at this time.

Community Mapping. A flyover was done October 24, 2005 as part of a mapping project to upgrade the information used for future construction and water line work.

Bondholder Lawsuit. Colorado Bondshares had appealed the ruling issued by the Trial Court on June 1st for the trial held in January 2003. The Court ruled the District’s water supply was not contaminated in 1990 when the Bankruptcy Plan was approved and the interest continued to accrue on interest after the payment of principal. The appeal was only on the contamination issue. Bondshares felt the Court was in error in using a State of Colorado water standard rather than the dictionary definition of contamination. The bondholder had filed an appeal to the suit. No dates have been determined yet by the Appellate Court on the appeal.

Mail Boxes. Two owners had reported mail being stolen from their boxes near the school and bus stop. They had asked if the District could install locked mail boxes this year. The current plan was to work with the Town of Silverthorne in 2006 to install a mail box area able to serve all residents. This could be in an enclosed structure along with the bus stop. The work would be part of the park upgrade planned by Silverthorne. The Metro District would pay for the mail boxes.

Web Site. The web site is being rewritten and will be used mostly for “owner communication” with more information directed towards that purpose. It will have an owners list and will be made password secure.

Street Striping. The center line striping of four corners, starting with the first hairpin is still scheduled to be completed this fall. If this is successful, the District may consider having it done the entire way.

Other. There was no guardrail repairs done this year. The trees with white markings have been identified as pine beetle infested during the most recent survey. They will be removed prior to July 2006. The trees marked with blue dots were sprayed in 2005. Over 1,000 trees were sprayed by the District with 200 – 300 more trees sprayed by owners. Rob Hess provided a master list of the names and addresses of all the owners.

Old Business.

Violations. Rob Hess and Bob Polich compiled a current list of violations after a district drive through. (List attached) this list will be used and updated before each board meeting. Found and noted were one fence, one trailer, one unsightly weeds, one driveway needing cleaning, four houses that need staining and four unpainted metal violations. The Board will consider the approval of the fence at the next meeting. An article in the next newsletter will address the metal violations.

Repair/Repaint Address Signs. Kolbjorn Tenfjord is in charge of the maintenance of the address signs and is looking into whether it is more cost efficient to continue to have the new signs done as they have been or to hire Mario Zieba to maintain them on site. The old signs should also be replaced. A master list of all the signs will be completed in order that the Board knows which are the old signs vs. the new ones and to get a base line for the work to be done. An option considered would be to allow the last name of the owner to be added to the bottom of the address sign at their expense and should be consistent with the existing sign code. Additional discussion on this subject has been deferred to the next Board meeting.

New Business.

Community Newsletter. Rob Hess suggested that a good way to better communicate with owners is to create a “community” newsletter that could be included with the quarterly water bills and added to the web site. *A motion that the Hamilton Creek residents create and send out a “community” newsletter on a bi-annual basis starting in January 1, 2006 was unanimously approved. (Wiedel/Christensen 5-0).*

Homeowner Covenant Committee. The formation of a committee of three to review, meet and enforce covenant violations was discussed. For big issues, Bob Polich would still be asked to help but it was felt that the community should take charge. Sometimes personal contact first or an email just might work before a formal letter is sent. Rob Hess volunteered to get the process started and to head the committee. *A motion to form a Homeowner Covenant Committee to be run by a volunteer group of three members was unanimously approved. (Paluska/Christensen 5-0).*

Weed Control. There was a discussion regarding what to do about weed control along the road as it has become worse over the past several years. The choices are to have the county include our road with a request or contribution to be sprayed or to have the Metro District hire a contractor. Rob Hess will look at what the county says regarding this. It was suggested to add an article in the newsletter to request that the owners take care of the weeds on their own lots by either doing the work themselves or by hiring a contractor.

Solicitations. A suggestion was made to have a sign added down at the entrance that stated “No Solicitations” due to the concern by several owners that solicitors have been coming around to homes at night. *A motion to install a sign that reads “A Private Residential Community - No Solicitations Allowed” was unanimously approved. (Paluska/Hess 5-0).*

Contractor Violations. There was a discussion regarding the various violations that have been committed by contractors and their employees such as parking, pets running loose and litter. A \$2,000 refundable deposit from the contractors could be collected by the Architectural Committee with a copy of the Rules was suggested as a possible deterrent and would be held by the Homeowners Association. This may then get the contractors attention and would ensure that the rules are followed. It was requested to obtain both the owner and contractors email address so both could be contacted easier. The Metro District currently requires a \$3,000 deposit for roads and infrastructure that is refunded after certificate of occupancy. It was stressed that legally the Association cannot keep any portion of the deposit unless there is a hearing. A notice with a check list with the violations listed and the fines deducted could be provided.

Contractor Signs. Bob Polich met with the Summit County Building Department regarding their requirements for the display of contractor address signs. They required the address be displayed along with the building permit and plans. The interest of Summit County to have the largest possible sign is in direct conflict with the Hamilton Creek sign code. The county advises each contractor to get a large piece of plywood and to spray the house numbers in orange paint large enough so that the building inspector can see it clearly. Ideas on how best to display the address sign, and the required permits and plans were discussed.

Other. The Metro District maintains the road culverts. No maintenance had been needed in the last few years. It was suggested some have become blocked again and would need work in the future. A

draft of some of the proposed guidance documents regarding rules and procedures that would be provided to owners and contractors beginning construction were provided by Rob Hess.

Next Meeting. The next meeting was scheduled for Thursday, February 16, 2006, at 7 PM in the home of Rob Hess at 0470 Lakeview Circle.

The meeting was adjourned at 9:11 PM.