

**HAMILTON CREEK ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, February 16, 2006**  
**Rob Hess – 470 Lakeview Circle**

Attending Board members:

Niel Christensen  
Ann Beauprez

Rob Hess  
Nancy Wiedel

Others attending:

Bob and Deborah Polich  
Kolbjorn Tenfjord  
Janet Coburn

Mountain Systems, Inc.  
Metro District President  
0031 Heathers Way

Rob Hess called the meeting to order at 7:06 PM.

**Minutes.** *The minutes from the November 10, 2005 Board of Directors meeting were approved as written. (Christensen/Hess, 4-0).*

**Treasurers Report.** The Treasurer Report was deferred to the next meeting as Roger Paluska was unable to attend.

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

|                                   |                     |   |
|-----------------------------------|---------------------|---|
| Completion (Association sign-off) | Dussair<br>Koleszar | 0011 Stormwatch Circle<br>0071 Indian Bruch Trail                       |
| Under Construction                | Stewart<br>Thurman  | 0010 Red Buffalo Trail<br>2204 Hamilton Creek Road                      |
| Final Plans Approved              | Bonner<br>Pieper    | 0230 Lakeview Circle<br>0741 Lakeview Circle                            |
| Preliminary Plans Approved        | Coburn              | 0031 Heathers Way, Sun Bowl<br>Approval of Preliminary Plans: Sept 2005 |
| Approved Plans but not activated  | Covert              | 0031 Red Buffalo Trail<br>Approval of Preliminary Plans: April 2002     |
|                                   | Kingsbury           | 0909 Hamilton Creek Road<br>Approval of Preliminary Plans: May 2002     |

Undeveloped lots with no known development plans: 24

**Revised Design Guidelines.** The Architectural Committee provided Board Members with copies of the proposed revised Design Guidelines for their review. There was a brief discussion of the changes. It was decided to post the Revised Guidelines on the website and to consider their adoption at a future meeting. A cover letter with a summary of the changes will be sent to homeowners. The intent is to bring the Guidelines, which were written in 1985 and revised in 2000, up to date by cleaning up the language.

**Coburn Status.** The Association has received letters from both the Coburn and Rose lawyers regarding the building plans. The final plan approval request was not approved by the Architectural Committee.

**Architectural Compliance Committee.** Lowell Graves and Jim Noble have both agreed to work with Rob Hess on this committee. Rob Hess will handle the upper area with Jim Noble the middle and Lowell Graves the lower sections. If any issues arise, they will first try and handle these either in person or via email. If unable to be resolved in this manner, they will go to the Board for further action to be taken. A list of the current violations is included as part of these minutes as provided by Rob Hess. After a brief discussion, it was decided to change the name of the committee to “Covenant Compliance Committee”. It was also decided to wait for the newsletter to go out before the current list of violations is brought up to the owners.

### **Metropolitan District Report.**

**Water line/hydrant installation.** The Metro District has suspended work on the hydrant installation for the winter. The completion of the 8” water line from lots 15/16 down to lot 1 on Lakeview Circle will resume and be completed next year.

**Pump Station.** The District is still proceeding on the preliminary work on the future construction of a permanent pump station facility. The initial size of the station under consideration is 32’x42’, which is three times the size of the current station. The large size is due for the need to store the waste for disposal in tanks located inside the facility which would then be pumped out by a septic removal company every two weeks. As the micro filtration system is backwashed daily with a chemical wash and there is no sewer hook up, it has to be done by tank storage since discharge laws do not allow for stream discharge. Incorporated into the design of the new system will be the ability to handle future changes in water standards. After the size is determined the Metro District would then go to the Architectural Committee to see if the additional storage/garage area could be added and if it could be placed more into the hillside. The time line for completion is at best three to ten years as this has to go before Lower Blue planning as the facility would need a county building permit.

**Community Mapping.** The pictures from the flyover which was done October 24, 2005, are now on the website and are downloadable.

**Bondholder Lawsuit.** The lawsuit is now proceeding in the written document phase as each side has responded. Bondholders felt the Court was in error in using a State of Colorado water standard rather than the dictionary definition of “contamination”. No dates have been determined yet by the Appellate Court on the appeal.

**Mail Boxes.** The Town of Silverthorne will be meeting with Bob Polich regarding the plans for the area located around the present mail boxes. The preliminary plans are to have the South Forty move the existing mail boxes to allow for a road that would let the buses and snowplow go through The Ponds subdivision and then proceed onto Hamilton Creek Road. A building with about 200 mail boxes combined with a bus stop would then be constructed, which would look similar to the one located at Willowbrook. The land in this area belongs to the Town of Silverthorne and they would work with us regarding this matter. The bids for this construction are already out and all the work should be completed this summer. The funding for this work is being provided by a government grant with the Metro District allocating up to \$10,000 towards that. A possible consideration would be to charge a box rental to the South Forty to contribute towards this structure.

**Web Site.** The web site, which has to be redesigned, should be fully updated by the end of this week. The Annual workday and meeting dates will be added.

**Street Striping.** The center line striping of four corners, starting with the first hairpin has been a good idea. Plans for this summer are to do more and then to consider any additional corners if needed. The corners that were completed this fall were done at no cost as they were done so late in the year.

**No Solicitations.** The “No Solicitation” sign will be completed this spring and will be metal and placed by the entrance near the “Privately Maintained Road” sign.

**Snow Removal.** Last year the total cost of snow removal was \$22,000. So far the cost has been \$21,000 through January 2006. It was felt that the snow removal has been good considering the amount of snow we have had. The expense for February will be more due to pushing back the snow banks and more sanding. The roads are plowed when there is a 4” snowfall. The fire hydrants were cleared by Matt Willitts using a different contractor.

**Forest Management.** The trees marked in white are scheduled for beetle kill removal this spring. The cold weather experienced earlier this winter has helped to kill the beetles and the trees should be healthier due to the more snow. It was felt that “A Cut Above Forestry” has done a good job.

**Guard Rail Repairs.** The guard rails were cushioned this year by all the snow. The Metro District will take a look at them this spring to determine what repairs should be done. The cost to repair a 25’ section is anywhere from \$5,000 to \$10,000 depending on if the posts also need to be replaced. If any of the damage can be attributed to a specific vehicle owner, the District can have the vehicle owner’s insurance company pay for the cost of repairs.

### **Old Business.**

**Repair/Repaint Address Signs.** There are 29 signs and 45 posts that are in need of painting or replacement, after a drive through. Bids for the painting work will be obtained.

**Community Newsletter.** Carol Howard is completing the newsletter and plans are for it to be mailed out next week.

**Weed Control.** Rob Hess called the Summit County Weed Coordinator and was told that they can’t work up in our area because it is a private road, but they could reimburse the association up to \$500. Rob Hess will get some other cost estimates and research the impact to animals and the environment.

### **New Business**

**CC&R and Filing 2.** It has been determined that the maps of Hamilton Creek Filing 2 did not include a reference to the Association or the Covenants. However, this inclusion was noted on all of the Deeds that transfer property ownership.

**Clark Ranch Development.** Tim Crane has purchased the property currently known as the Clark Ranch. He has renamed it Anglers Mountain Ranch and proposes to build 236 units of which most would be multi-family units situated around the ponds along with 35 cabin sites. Part of their plan is to make a required second road connection at the existing dead end cul-de-sac on

Hamilton Creek Road. The proposed connection was part of the original Hamilton Creek PUD and the connection easement was conveyed to the County with the PUD.. There have already been various meetings and under discussion has been whether the road connection would be a fully paved road with a gate. The fire department no longer allows breakaway gates and the road would have to be maintained 24/7 and be a signal gate. Summit County indicates they would not allow a gate on a public dedicated right-a-way. The developer, in exchange for supporting him in putting in this access road, would agree to put in a water line that would extend to the Hamilton Creek Road and Lake View Circle intersection to provide additional fire protection utilizing Town of Silverthorne water. Potentially, the Metro District could use this as an emergency backup water source. The connection could be done with an inter-government agreement. The new development has not been formally filed with the Town of Silverthorne at this time as there still are some issues regarding density and the road connection. There was a preliminary meeting at the town that was attended by about 30 Hamilton Creek owners. It is felt that the water connection is a good idea just in case of an emergency such as fire and low water levels that would allow the District to tap into another source if needed.

**Next Meeting.** The next meeting was scheduled for Thursday, May 4, 2006, at 7 PM in the home of Ann Beauprez at 0090 Nordic Trail.

The meeting was adjourned at 9:20 PM.