

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, November 12, 2002
90 Crescent Moon Trail

Attending Board members:

Niel Christensen
Toni Graves

Bruce Mitchell
Roger Paluska

Others attending:

Bob & Deborah Polich
Kolbjorn Tenfjord

Mountain Systems, Inc.
President, Hamilton Creek Metropolitan District

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

Minutes. *The minutes from the June 12, 2002 Board of Directors meeting were approved as written. (Graves/Paluska,4-0).*

Architectural Committee. Hans Zimmer, Chairman of the Architectural Committee was unable to attend the meeting. He provided a written report to the Board at the meeting regarding the status of the reviews to date.

321 Lakeview Circle Cabins	Rollins Multiply	Approval of final plans New septic system – complaint from 1792 Hamilton Creek Road regarding the appearance during construction.
23 Pinion Trail	Flynn	Approval of preliminary plans. Some issues with steep slopes.
1961 Hamilton Ck Rd 26 Heathers Way Benches	Stewart Halverson O'Brien	Approval granted for a temporary occupancy permit. Exterior materials collage approved (color & textures). Oversized "For Sale" signs on two lots.

Treasurers Report. Roger Paluska provided the Board with a Balance Sheet as of November 10, 2002 and Profit and Loss statement for the period beginning May 2002 through November 10,2002. The major expenses to date have been for the address signs (\$14,000) and the annual meeting \$(1,400). The Association has \$14,000 on deposit with \$6,000 anticipated in dues for a future balance expected of \$20,000.

Trails. Roger indicated that he felt the trails are in great condition. He was planning on an early spring workday for some improvements on the existing trails and adding several branch trails.

Covenant and Design Guideline Enforcement. Niel stated there was good compliance with the covenants. Several letters were mailed out requesting that the remainder of the exposed metal be completed in the spring. The issue of trailers, real estate signs and the swing on the common area had been resolved.

Directors Insurance. Roger Paluska stated that he is still trying to locate an agency to provide director insurance. It appears that due to 9/11 no one wants to underwrite any new insurance policies. Bob Polich, mentioned the proposed Easement Agreement provided the Metro District with the control (and insurance liability) of the recreational facilities on common land.

Review Annual Meeting Minutes. The draft of the June 2002 annual meeting minutes was presented to the Board at the meeting for review.

Association Officers for 2002/2003. By unanimous acclamation, the following officers of the Association were elected.

President	Niel Christenson
Vice President	Bruce Mitchell
Secretary	Carol Kurlander
Treasurer	Roger Paluska
At-Large	Toni Graves

Architectural Committee. Hans Zimmer is the chairman with Kolbjorn Tenfjord, Kevin Rose, Max Selig, Niel Christensen and Jacques De Lorimer completing the committee for 2002/2003.

2003 Association Dues. *The Board approved retaining the 2003 Association Dues at \$50 for the year. (Paluska/Mitchell,4-0).*

Metro District. Bob Polich, as the Administrator of the Metro District, updated the Board on the status of the water repair project. During the last 2-3 weeks all of the electrical feeds were installed from the pump house up to the water tank with the final connection to be completed by Excel Energy in December. The Summit County Planning Department determined a building permit was not required for the work to be done this year. The concrete pad for the temporary new pump house had been poured. Pumping equipment had been ordered. The final plans have been submitted to the State of Colorado.

Common Area Easement. A copy of the proposed common area easement from the Association to the Metro District, prepared by Attorney Mark Richmond, was provided to the Board. The easement would grant the Metro District an exclusive easement where water facilities were located in the common area. A non-exclusive easement would be granted to the Metro District to conduct activities included within it's operating plan. These activities include the operation and maintenance of recreational facilities, parks, trails and forests on common property. The Board decided to review the document and have a vote by phone next week to either make changes or approve.

Other New Business. There was a lengthy discussion regarding the legality of accessory units in Hamilton Creek. It was noted that there are several units that are in compliance with Summit County and Hamilton Creek guidelines and a letter should be written notifying the owners of unapproved units that they are illegal.

The next meeting was tentatively set for Tuesday, February 18, 2003. The meeting will be held at 7 PM at the home of Toni Graves, 38 Blue Moon Trail.

The meeting was adjourned at 8:46 PM. (Paluska/Graves,4-0).