

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, August 17, 2004
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

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

Minutes. *The minutes from the May 18, 2004 Board of Directors meeting were approved after a change was made to correctly state the Note Payable as \$175,000 and not as \$185,000 as written. (Paluska/Beauprez 5-0).*

Treasurers Report. Treasurer Roger Paluska presented the Board with a Balance Sheet and a Budget vs. Actual as of August 10, 2004. Roger mentioned that there is nothing new to report since the last board meeting and the Association has over \$11,000 in the bank. The expenses from the annual meeting and clean up day were within budget and except for the need to update a few lot signs, there are no major expenses expected. At this time, there is only one owner who has not paid their association dues and Roger has been in contact with him.

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

Under Construction	Flynn Rollins	0023 Pinion Trail 0321 Lakeview Circle
Final Plans Approved	Harris Dussair	0220 Lakeview Circle 0011 Stormwatch Circle Stone work under discussion
	Thurman	2204 Hamilton Creek Road
Approved Plans but not activated	Covert	0031 Red Buffalo Trail Approval time expired
	Kingsbury	0909 Hamilton Creek Road Approval time expired
	Pieper	0741 Lakeview Circle May not build

Metropolitan District Report. Bob Polich indicated that the warm dry weather had decreased the flow in the Creek while at the same time usage increased around July 4th. At that time the district was pumping at 28 gpm and with usage above 20 gpm. The July newsletter requested owners to conserve water and limit landscape usage. An email notice was sent out asking all owners to be aware of their water usage and to conserve after the stream dropped down to 18 gpm last week. The newsletter mentioned that the average

household usage for a quarter should be 15,000 to 20,000 gallons. If the high usage continued with low Creek flows the District would have to switch over to using the wells. The wells are in good shape and are maintained and tested regularly. As the District does not want to switch over to using the wells to satisfy outside usage, high users have been identified and are being asked to follow the Architectural Guidelines that state they should restore their property using natural landscaping only. There was a discussion regarding if the District should be more pro active with the new owners and to provide an information packet, but it was felt that the Architectural Guidelines already provide this information. Bob mentioned that there is nothing new to report regarding the bankruptcy. As of December 1, 2004 the bonds will be paid off and there should be no capital restrictions left in the District.

Old Business.

Violations.

Pastel Posts. The Board will table this item for another meeting as there has been no response at this time to a letter written to Gregory Fulton at 0760 Lakeview Circle regarding the pastel painted posts in his driveway. Subsequent to the meeting Greg responded by email that his wife did not like the colors and he likely would be changing them.

Unpainted Metal. There are two owners that still need to have the exposed metal trim painted.

Trailer. A letter will be mailed to an owner on Heathers Circle regarding the parking of a trailer in the driveway which is in violation of the Rules.

Security Signs. There is one security sign that is not located on the address sign post that will need to be moved. The owner will be notified.

“Bent Aspen” Sign. A sign with a house nickname has been hung under the address sign. There was a discussion regarding if this type of sign should be allowed and if the current Architectural Guidelines, Appendix B, Sign Specifications (copy is part of these minutes) should be amended to reflect this change. President Niel Christensen felt that it is not an issue at this time.

Other. The Procedures and Fines for Infractions, (copy as part of minutes) was discussed and it was determined that this has been working very well. It was suggested that each Board member review this procedure and if there are any questions, they can be addressed at the next meeting.

Replace and Add Address Signs. Many address signs were replaced last year and there are several that either need to be added, replaced or repainted this year due to wear. Kolbjorn Tenfjord has been handling the replacements as they are needed. Signs are added to vacant lots so that contractor or real estate signs can be hung per the sign regulations underneath.

New Business.

Appointment of Officers for 2004/2005. The following Officers of the Association were elected unanimously. (Christensen/Hess 5-0).

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

Appointment of Architectural Control Committee for 2004/2005. Hans Zimmer will be the chairman with Niel Christensen, Jacques De Lorimier, Kevin Rose and Kolbjorn Tenfjord completing the committee. Rob Hess suggested that an architect should be a member of this committee on a voluntary or paid consultant basis to help with the review of each plan to take some of the pressure off of the members and be able to express an opinion freely. To cover the cost, the application fee could be raised from \$200 to \$300. Rob Hess offered to be a part of this committee and to help with the review of the current guidelines.

Delivery of Summit Daily News. An offer to have the Summit Daily News paper home delivered on a test basis to all interested owners was declined at this time.

Water for entrance landscaping. The water used for the entrance landscaping is obtained by a connection to the Kurlanders home. The Kurlander water billing last quarter had an additional charge for excess usage of \$39.00. There was a discussion if this usage was by the Kurlanders or from the Association entrance landscaping.. It was discussed to install a separate water meter to monitor the entrance sign usage for next year. *The Board approved a motion to have Treasurer Roger Paluska send a check for the additional water usage to the Kurlanders in the amount of \$39.00. (Hess/Christensen 4-0).*

Review Cleanup Day and plan for next year. The Cleanup Day was very successful and was hosted by Lowell and Toni Graves. Nancy Wiedel has graciously volunteered to host the event for 2005. As there were no figures to review, the cost this year and budget for next year has been tabled until the next board meeting.

Review Annual meeting and plan for next year. Nancy Wiedel presented the breakdown of the cost for the event this year as being \$1,823.05, which included the tent, tables and chairs, food and beverages. The cost for the food provided by Alpine Market was \$1031.00 and they were very generous in the amount. There were 97 people who attended this year and it was suggested to plan on 110 for the meeting next year. She suggested that for next year the hosts for the cleanup day and the annual meeting meet when arranging for the food and beverages as some of these items can be used at both events and this would save on the budget. She feels that the budget for next year should be about the same as this year and to call the caterers early when planning for next year.

Doo Wop Denny. The Blackmuns have offered to host the 2005 Annual meeting at their house at 160 Hamilton Creek Trail as an afternoon/evening event with entertainment by Doo Wop Denny. As the cost of this event needs to be discussed with the Blackmuns before a budget can be agreed upon, this item will be tabled until the next meeting when more information will be available.

Other. Bob Polich stated that the contractor has been backed up and the slash is still scheduled for pick up. There was an additional \$25,000 of forest maintenance costs that was not expected in the budget that was due a number of beetle kill trees that were found last December and earlier this year. This has forced our planned forest thinning maintenance earlier than expected and should only be a short term cash issue. It was suggested that owners may agree to pay more in HOA dues to have more forest maintenance done, but Bob stated that as the water repair expenses end for the Metro District, there will be more funds available in the future for this work.

It was discussed and decided to plan for more spraying alongside the roadway starting next spring for weed removal. It was the opinion that this past year has been the worst that most have seen. Ann Beauprez volunteered to undertake this project.

Next Meeting. The next meeting is tentatively scheduled for Tuesday, November 9, 2004, at 7 PM in the home of Rob Hess at 470 Lakeview Circle.

The meeting was adjourned at 9:23 PM.