

**HAMILTON CREEK ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, May 4, 2006**  
**Ann Beauprez – 90 Nordic Trail**

Attending Board members:

Niel Christensen  
 Ann Beauprez  
 Roger Paluska

Rob Hess  
 Nancy Wiedel

Others attending:

Bob Polich  
 Kolbjorn Tenfjord

Mountain Systems, Inc.  
 Metro District President

Rob Hess called the meeting to order at 7:11 PM.

**Minutes.** *The minutes from the February 16, 2006 Board of Directors meeting were approved as written. (Christensen/Beauprez,5-0).*

**Treasurers Report.** Roger Paluska provided financial reports for the Association year end of April 30<sup>th</sup>. The financial status was similar to the prior year. Reports provided included income statements comparing spending to the prior year and to budget. The Association exceeded budgeted expenditures by \$1,850 due to increased professional fees for the architectural and legal review of the updated Design Guidelines. Dues were still outstanding from three owners. A preliminary budget was provided. Subsequent to the meeting the final version of the budget was emailed to the Board and approved.

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

Completion (Association sign-off)	none	
Under Construction	Stewart Thurman Pieper	0010 Red Buffalo Trail 2204 Hamilton Creek Road 0741 Lakeview Circle
Final Plans Approved	Bonner	0230 Lakeview Circle
Preliminary Plans Approved	Tischler	0039 Timberwolf Trail
Discussions with ACC started	Coburn Brant Bruno	0031 Heathers Way, Sun Bowl 0132 Hamilton Creek Trail 0050 Harvest Moon Trail
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

Undeveloped lots with no known development plans: 21

Niel provided an updated property owners list including occupancy status of permanent or part-time residents. Niel requested assistance of other Board members regarding if they could confirm the occupancy indicated. Coburn has indicated they will have a new design for an alternate location on their property. An information sheet on the changes to the Design Guidelines was prepared by Niel. It would be mailed to owners indicating the proposed Guidelines could be obtained from the web site.

**Covenant Compliance Committee.** Rob Hess provided a list of covenant violations that the committee had contacted owners on. The violation and actions were summarized. No formal action was required at this time by the Board.

**Metro Update.** Bob Polich provided a brief summary of the Metro District issues. No additional action had been taken on the new pump station; the Courts have not responded regarding the current bondholder appeal; Silverthorne had not contacted the District yet regarding the mailbox location; information has been recently updated to the website; street striping was scheduled for early in the summer; a no solicitation sign had been prepared, but was not yet installed; A Cut Above was starting the pine beetle tree removal; there was no scheduled date on the guard rail repair; a contractor had been hired for noxious weed spraying, but no scheduled date has been given for the first stage of the work. Niel noted that one speed limit sign above the Cabins area was missing. With regards to the noxious weed spraying, the Board suggested information regarding the method of spraying and the date of the spraying be provided to owners.

**Address Signs.** The Association has received a bid of \$1,500 for the repair of existing signs. Repair included painting of the signs and the post as needed. There were 16 new signs being prepared at an estimated cost of \$1,700. Installation of the signs would cost an additional \$1,600. Overall the cost to install new signs and improve the appearance of existing signs was \$5,000. There was a discussion regarding the sign work and the cost that was about \$3,000 greater than budgeted. *A motion was approved to spend up to \$5,000 on sign work. (Christensen/Wiedel,5-0).*

**Cleanup Day.** The clean up date was scheduled for June 17, 2006 from 8:30 AM to 12 PM. The host would be John and Sara Almond at 731 Lakeview Circle. Kolbjorn Tenfjord would coordinate the work crews.

**Annual Meeting.** The Annual Meeting was scheduled for Saturday June 24, 2006. The meeting would be at the Blackmun's home on 160 Hamilton Creek Trail. The meeting will start at 4:30 PM. Following the meeting there will be a dinner and entertainment by Doo Wop Denny. The budget for the meeting was the same as last year of \$2,750. Notice for the Cleanup Day and Annual Meeting will be sent around the first of June.

**Other.** There was a brief discussion regarding updating the rules and the penalties to assist in the covenant enforcement. Attorney Mark Richmond was preparing information regarding violation procedures as part of the overview of the Association Documents. There was a discussion regarding the complaint of Lynzie Flynn regarding the common area opposite her driveway. The Board felt a good name for the newsletter was "View from Hamilton Creek". There was a discussion regarding communicating the newsletter electronically via email instead of mailing.

**Next Meeting.** The next meeting was scheduled for Thursday, August 10, 2006, at 7 PM in the home of Nancy Wiedel at 21 Stormwatch Circle.

The meeting was adjourned at 9:24 PM.