

Minutes of Board of Directors Meeting
The Hamlet at Castle Pines North Homeowners Association
May 14, 2012

The May 14, 2012, meeting of the Hamlet Board of Directors was called to order at 6:38 p.m. by Vice President/Secretary Nan Mead.

Board Attendance: Nan Mead, Peggy Capp, Mary Firth, Colleen George and Howard Morrison (by phone). Master Association Representative Suki Fitzgerald and Business Manager, Charley Heard, were also present.

Homeowners in Attendance: Brent Colliver, Matthew Crider, Kent Davis, Don Frank, Wayne Gardner, Dennis & Theresa St. Hilaire

Old Business

January and March Meeting Minutes were unanimously approved.

New Business

Master Association— Suki Fitzgerald reported on the upcoming community-wide Garage Sale. She said the Master Association is cautioning homeowners to their keep garage doors closed to guard against theft. The Master Association has requested the Douglas County Sheriff's office for extra patrols that weekend. Since The Hamlet gates will be kept open that weekend, Howard agreed to send out a reminder to homeowners regarding the need for added security.

Financials—Charley provided a recap sheet of Landscape costs. We are now current with CPC, the net cost of their services was \$2,793.

Due to the impending change in landscaping contractors, Charley revised the 2012 budget forecast to include costs Coldsnap provided, an estimate which includes 20 additional lawn mowing sessions, and represents a 5.3% increase or \$2,010 over the original budget. The revised total landscape cost is \$40,063.

Don Frank clarified costs incurred maintaining the Hamlet entry gate, explaining the gate required an outside contractor for repairs. Don said the neighborhood saves thousands of dollars annually by performing our own maintenance, something he has done for 14 years. Colleen George commented, and everyone agreed, that Hamlet homeowners owe a debt of gratitude to Don for his years of service.

Design Review Committee— one deck repair, one driveway repair and two house painting applications were submitted. All were within guidelines.

Landscape Committee— Peggy, Howard and Wayne Gardner reported on the need to change landscape contractors and the progress toward selecting a new one. They explained that CPC was not a good “fit” for residential landscaping – their equipment was too large for our yards.

Peggy interviewed homeowners who had sprinkler work done by Coldsnap, another landscape contractor, and the homeowners reported interactions with this company’s employees were very positive. The Landscape Committee asked Coldsnap to provide an estimate and contract for servicing our neighborhood.

Coldsnap has been in business for 20 years, is bonded and licensed with the state of Colorado. The company does lawns and snow removal. They use pivoting push mowers – 21” blade – which is a standard residential size. Their proposal is to mow all 61 homes with this type of mower, using riding mowers in the common areas, string edging along lawns and steel edging along concrete. They also propose to fertilize 3 times during the season and cut native areas twice a year. Peggy mentioned there would be approximately \$2,000 difference between riding vs push mowers. The members of the Landscape Committee commented we are lucky to have found an available contractor this late in the season and has engaged Coldsnap to begin mowing, agreeing they can use 2 days until they become accustomed to the requirements of the neighborhood. Howard said that aeration is scheduled for Thursday, May 17th.

Peggy suggested if homeowners have an issue with the quality of their lawn work, they contact a Board member rather than address the landscape crew.

A general discussion began regarding what is defined as “native areas” and the mowing frequency of these areas. Don Frank suggested that native areas be mown more than twice a year. Wayne Gardner provided a map with the common areas highlighted. Don Frank suggested Peggy use the map and walk the common areas with a Coldsnap representative, since several homeowners along the 5th hole of the golf course are accustomed to having these areas mowed every week and will be upset if this isn’t done. Peggy remarked she had talked to a manager at The Ridge Golf Course and the white stakes along the golf course do not delineate course property and are not considered out of bounds markers for the course – they had been put there several years ago during a golf tournament.

Howard and Peggy will review which areas are considered “native areas” and determine the frequency of mowing for these areas. Howard put forth a motion to accept the Coldsnap contract, Mary seconded it – it passed unanimously. The issue of mowing native areas, when resolved, will become a later addendum to the contract. Peggy indicated that to duplicate the former Terracare services may require an increase in homeowners’ dues.

General Maintenance— Spring Clean Up. Peggy has a work plan for the day’s activities. Since no one volunteered their truck to transport a yard of mulch, we will need to buy individual bags. Kent Davis volunteered his SUV to load the bags. Only the front of the neighborhood will get new mulch. Wayne will purchase plants and materials for volunteers and said that landscaping on the north side of Burggarten will be deferred until 2013. Fit Turf will do an assessment.

The group said that due the community garage sale and the low number volunteers, it made sense to postpone the neighborhood picnic. Mary made a motion to that effect, Peggy seconded it and it passed.

Howard reported that electrical repair to the street lights was progressing – the holes are dug and waiting for the electrician. The lamp for the entry post is ordered. Repairs should be completed in two weeks. Howard contacted an asphalt company to make repairs and give us an estimate on asphalt and curb maintenance. He mentioned that repairs are needed at Herrn Lane.

Charley suggested we budget for common areas maintenance costs. Wayne commented that homeowners either pay special assessments or volunteer to help with area maintenance.

Miscellaneous Items— Suki and Colleen will work together on a homeowner survey for the area.

The next meeting of the Board will take place at 6:30 p.m. on June 30, at #15.

With no other business pending, the meeting was adjourned at 8:30 p.m.