

HAMLET BOARD OF DIRECTORS MEETING AGENDA

MARCH 10, 2014

Board Members in Attendance

Homeowners in Attendance

Peggy Capp	Howard Morrison
Tom Markham	Steve Woolley
Lawrence Kitchen	Dennis and Teresa St. Hilaire
Rich Denny	Robert Seaman
Joanne Swift	
Charlie Heard-Business Manager	

7:12 pm- Meeting Called to Order

- Introduced New Board Members: Rich Denny, Lawrence Kitchen
 - The new President requires vote by board-Tom made a motion that Peggy be President, Rich seconded
 - Annual Meeting Approval of the last board meeting minutes- 1st motion by Tom, 2nd motion by Rich – All Approved minutes
 - a. Approval of the Annual Meeting Minutes-1st motion by Tom 2nd motion by Rich – All Approved minutes
2. Collection Policy: Review changes recommended: Robert Seaman/Howard Morrison- Robert Seaman, Attorney, reviewed our policy and made changes to ensure we are in compliance with the State HOA requirements. 1st motion Tom, 2nd motion Lawrence- All Approved the Hamlet HOA Collection Policy
 3. Gatehouse lights, street lights repair: Howard Morrison
Still have problem at Rodergate- will have to wait for Spring to fix
Problem is line is not in conduit, Howard will speak to Darren the electrician about a proposal for installing a new line instead of fixing the old one.
The possibility of using solar lights was discussed by Lawrence. Howard pointed out that we would not be able to use the electrical outlets just installed for the Christmas lights plug ins. Lawrence had spoken with homeowner John Thompson who powers his outdoor light and Christmas

lights via solar. Peggy proposed a sub-committee be organized by April 10th. Lawrence agreed to be on the committee and will get a proposal together and meet with John Thompson.

4. Drop Box records-Board members are to set up a file for their archived documents and secure them in the electronic Hamlet drop box. Peggy put together a document for the DRC procedures from the past. She suggested each committee do the same.

5. Minutes of the 2013 Hamlet Annual Homeowners Association-Approved

6. CPN report-Steve Woolley

Steve noted the association is being hard on collection fees. Their website changed over from Comcast to Godaddy.com.

The Association is trying to focus on branding and community events.

Fliers and banners will be coming out soon advertising the events.

- April 26th- Neighborhood garage sale and the Book sale
- June 7, July 12 , and August 16 will be concerts-contracts are still floating so it is not known who the performers will be.
- September 27-Octoberfest
- Community reports enhanced density and housing; 450 -475 houses might be added, the push is towards lower density.
- State law 100- Electrical voltage going from 235k to 345k watts; Public Service is adding 21 miles of brown towers from the ridge on down north through Monarch. IREA is adding their towers on the east side of I-25 through the Canyons.

7. Snow Committee- Peggy reported that the dollar amount for snow removal was higher than last year at this time. Peggy asked Charley if he could add a column in the budget to see what money is left over after a snow removal,so the snow committee could take note. Howard pointed out that the snow is not controllable and you still have to remove it no matter what is left in the budget.

8. Financial Report-Charley Heard-

- Howard mentioned he is still getting invoices and will forward to Charley.

- Charley reviewed the 2014 Financial Summary noting that the snow removal amounts are not necessarily reflected when the snow occurred but rather the month the bill was paid.

9. Design Review Committee-Peggy

- New neighbors, #15 inquired about a gas fire pit Peggy advised they submit a DRC form

10. New Neighbors

- Chuck and Judy Lowen moved into #15
- Dick and Billie Persons moved into #17

11. Miscellaneous Items

- a. Gatehouse roof repair and mitigation-Fed Ex has agreed to pay for damages

12. Calendar for March, April and May

- April 2 and 3- Expect Keesan to start clean up
- Water Turn on May 2 and 3rd
- Aerating and fertilizing to follow
- Clean Up Day May 17
- BBQ August 9 at Howards house

13. Other Business

- Howard inquired about possibly Xeriscaping the front entrance – Peggy said Wayne Gardner has a plan and maybe they can check with him.
- We will hold off the deep root watering done last year by Ross Tree. Last year off much rain fell after the watering had been done.
- Tree spraying is usually done in April- Peggy will check if more advance notice can be given as a forewarning to homeowners.
- At the annual meeting there was an inquiry if the city collects fees for our roads. Charley responded that the city is not responsible and does not collect fees. Our roads do not meet the city's specs and they are behind a gate.

14. Next Meeting- May 12 at 7pm in #26

