

HAMLET BOARD OF DIRECTORS MEETING JULY 13, 2015

Meeting opened by Ron Neel, Vice President. @ 7:01 PM

Board members attending;

Ron Neel, VP

Lawrence Kitchen, Treasurer

Ron Fisk, Secretary

Charlie Heard, HOA Manager

Howard Morrison, Acting Pres.-away on Business

Debbie Portwood, Director- traveling

Residents in attendance:

Peggy Capp

Dennis & Teresa St. Hilaire

Millard Foraker

Carl Kaspar

Dave & Gail Cox (new residents)

Old Business:

Minutes of Hamlet Board Meeting May 11, 2015 moved and seconded for approval.

Ron Neel will call Steve Wooley for any updates from the Master Association meetings.

Ron Fisk reported that officially, as requested, all the current Board of Directors with their phone numbers & emails have been submitted to the "Master HOA" for entry into their website. Millard asked "what is the role of the Master HOA?" Ron Fisk shared briefly that the Master HOA was originally the official governance of Castle Pines North's 28 HOA's, before we became a city in 2009. Charlie Heard explained further the valuable Master HOA website is used by us, realtors, title companies and future buyers to research the Hamlet in the purchase of one of our homes. They were originally the "Glue" for our community and put together the template for organizing the Nine Policies of our HOA to meet the State Laws. Castle Pines as the City and the CPN Metro Water District have taken responsibility over many of the common areas, trails, and parks. The dues were once \$240 annually and now are \$40 annually. They sponsor Community Concerts twice this summer. Going forward into the future will need further debate.

Financial Summary as of 7/13/2015 was submitted and reviewed by Charlie Heard with details on each budget line for update on actual expenses for estimated budget overages and shortfalls. The presentation was very valuable to study outflows versus budgeted expenses on the number of 2015 projects being accomplished in Tree pruning/sprinkler repairs for common areas, rockwork/drainage, and Tree Spraying. Switching budgeted projects that are under-utilized, plus potential savings in water, versus needed expenses for i.e. (annuals in the common areas and Gate), gave a reasonable balance on expenditures estimated versus our 2015 fiscal budgeting.

Ron Neel reported on **Design Review Committee** that a number of the Paint Color Boards were out to several residents and seven requests were approved in the last two months for painting. Other requests were for new entry doors, windows and to redo landscaping.

Peggy Capp gave the **Landscaping report** in conjunction with Charlie to explain the List of work being accomplished above on the various projects reviewed in the May meeting. She commended Greenfield Landscaping for their rock work along Tilly, Marcus. Toppler Court and Old Forge. Peggy also thanked Carl Kaspar (#54) for his hard work and counsel on many of the

projects. Swingle Tree Services will complete their second beetle spraying TBA in July. Fertilization for their second application will be done in July by Keesen's sub-contractor "True Green". Four of our resident's work by Environmental Tree will be completed soon along with the planting of the new tree for the Klingengate Circle. The Canadian crew working this week was pulled from the Hamlet for another job.

General Maintenance-Lawrence Kitchen reported on the research to update the **Street Paving Project**. The need to get it contracted soon to be done before the September cutoff for asphalt. Howard raised some questions this afternoon while in Guam and Lawrence will get answers to these to set a phone meeting as soon as feasible with the Hamlet Board for a final decision. The Board consulted Earl Lawrence's son, who is a Civil Engineering expert (#19), and the general consensus was to go to the longer lasting Foothills Paving's Slurry Seal with the 1/4" crushed rock. This seal is used on all Local Area lower speed streets and parking lots, also for better traction needed on Burggarten and both Topplers. Lawrence Kitchen will try to get clarification on the total quantity of material applied versus the square footage, quoted on all the bids. He noted the drop in petroleum pricing to help keep the costs the same all possible, as bid.

Discussion followed on the damage large trucks like Waste Management or Cement deliveries do in our small radius cul-de-sacs. Education is needed for ALL the residences to cover any Delivery trucks and their vehicles not to be turning their wheels before moving forward, that tear up our new street surfaces. Ron Neel will confer with Peggy on the names at Waste Mgm't, on why their later services times in hot weather with damage to our cul-de-sacs? We want to see what further advantages can be made with other waste companies with smaller trucks and competitive annual bids that Charlie Heard and Dave Cox mentioned.

Ron Fisk reported that the *Electric Company* has scheduled their Locator contractor on 7/21 to further locate our shorts in our electrical lines between the front four Lamp posts. He cautioned this could be expensive, especially if we have to dig under our street on the south side.

Gerry Davis will contact the Christmas light people to get on their "Early list" this year for Christmas lights.

There was no one to give a **Social Report** on the HAMLET Barbeque scheduled for August 29th. Ron Fisk did confirm that we do have the Ridge Restaurant scheduled for our Winter Party on December 6th.

Other Business-Charlie presented the flyer on the free Training Workshop scheduled July 25th by an attorney group on determining "Do we have a Have a Healthy HOA?" Ron Fisk and Lawrence Kitchen due to a conflict did not attend this training.

MEETING ADJOURNED @ 8:17PM BY RON NEEL UPON A MOTION AND A SECOND BY CARL KASPAR AND DAVID COX.

NEXT MEETING SEPTEMBER 14TH, 7:00 PM AT THE FISK'S (#45).

Respectively submitted,

Ron Fisk, Secretary