

## HAMLET HOA BOARD MEETING MAY 11, 2015 @ Kitchens -#61

Howard Morrison opened the meeting @ 7:00 PM.

### Board members attending:

Howard Morrison-acting Pres.  
Lawrence Kitchen-Treasurer  
Ron Neel-VP  
Ron Fisk-Secretary  
Debra Portwood-traveling

### Residents in attendance:

Peggy Capp  
Theresa St. Hilaire  
Dennis Hilaire  
Mathew Crider  
Millard Foraker

### OLD BUSINESS:

Minutes from March 9, 2015 were approved with Howard's date changes.

Howard asked again if all Board Members had met with their previous year's Board Members on duties and respective documents transfer. Answers confirmed this request. Peggy was very helpful instructing and delivering to Ron Fisk information on the Dropbox setup (copied to Ron Neel). Charlie Swift delivered to Ron Fisk all the previous years of documents.

Charlie Heard reported that State Farm Insurance did not need the new Board Members names and information.

### NEW BUSINESS:

Steve Wooley was not in attendance, but Howard relayed that the Garage Sale setup by the Master Association will be 5/15 and 5/16, but no one has let him know if they are displaying. Howard will resend the notice to see if the Gate is to be opened for these sales.

Charlie Heard reviewed the updated 2015 FINANCIAL SUMMARY. To give a better picture he included the latest expense reports and projected the spending with the latter part of 2014 to arrive at deficits possible in some key areas. Expenses highlighted were infrequent higher maintenance on the Front Gates, Snow removal costs from last November through March, Grounds maintenance/improvements and the expected road spraying of the streets. Reserve Funds will be used to cover these latter anticipated expenses. Charlie also announced we have two residents with out of state cellphones for access through the call board at the gatehouse. Agreements have been secured to pay long distance charges until they setup local numbers.

Design Review Committee report was presented by Ron Neel on a number of routine painting requests by residents.

Landscaping was first covered by Peggy Capp with a reminder by Howard on the scheduled **Spring Cleanup MAY 30<sup>th</sup>** by home owners. Peggy was appreciative for the new resident Carl Kaspar volunteering to help as a retired Horticulturalist and for advice for the Gate House flower selections. Color was the preference versus Xeriscaping, so hardy annuals were purchased to be planted the week of 4/18/15 with needed planting expert volunteers.

Peggy then reported on five critical areas needing better drainage to select priorities to fit the budget available of \$2500.00. Howard suggested taking the list submitted from bottom to the top.

#5 was the reduced gravel areas damaged by drainage or snowplows on the south side of the entry into Topler Court.

#4 was off Old Forge with a significant step eroded off Burgarten, plus trimming the long row of scrub oak along Burgarten with cleanup of 5" of dirt & relining of ock along the #39 driveway.

#3 was to create a smooth channel between #36 and #37 Tilly Lane that washes sand/debris down to Marcus Lane. A large pool of water is created that freezes in the winter in front of #34 Marcus Lane. Over grown junipers were also needing cutback on #36 and cleanup to allow normal runoff.

#2 is level the drainage to the Golf Course between #34 and #33 Marcus Lane to slope approx. ten feet, removing the rock first and then sand slurry for proper runoff.

#1- if there was money left for any large boulders to repair previous work between #9 & #10 Rodergate.

Howard addressed the Tree trimming with better pricing quote by Environmental Tree care on the common area NW side of entry, middle of 3 pines to be removed by the front gate, pruning the Ash Tree on the Tauber Ct. island, and removing/replacing the large dead Pine tree in the Klingen Gate Lane cul-de-sac. Total cost for all the above would be \$1510, while the budget for 2015 pruning is \$1800. Replacement would be additional.

Discussion was sought from the residences around this area on new tree selection and the board's decision was to choose a possible 12-15 ft. Colorado Spruce as an investment for this neighborhood of \$1250-1500. Advice from the arborist was to examine the removal of dead tree for precautions for the new planting.

Howard would ask Environmental for pricing for trimming to pass along to individual residences for combined visits.

RE: Social Committee-Wayne was asking for someone with a large lawn area and one suggestion was behind #4 & #5 for the Summer BBQ, August 26<sup>th</sup>.

Lawrence Kitchen reported that two of the contractors for the Road Spraying from last year will not change their pricing and the third -Foothills (recommended by Earl Lawrence) may have more square feet covered with an added slurry to require clarification.

Ron Fisk reported that a new Electrician Tom Hogue (303-549-3856) who lives in Castle Pines has fixed the first post light in front of the north gate. They have identified two possible breaks in the wiring to the post light 100 feet inside the gate and another crossing the double lanes on the south of Burgarten. They have a locator person coming the week of 5/11 to determine the exact location to dig and then fix the short.

Ron Fisk reported that they have had printed 10 new Welcome Packs for our new residents. Ann Fisk has delivered 4 new Packs in the last two weeks and still unable to find the Whalens at home for over a month @ 42 Herrn Lane to secure their phone and email contacts. There are now 9 new residents since November with the last two not moving until June and beyond. Questions have been raised about the "Active/Passive sides of our houses". Howard to send an email securing Info from Dennis and Wayne for proper wording.

On the Hamlet Calendar -Ron Fisk will check to see if the Ridge Golf Course restaurant has us scheduled for 12/6/15. Ron also reported that we have reserved the CP Community Center for 2/1/16 and as an alternate for inclement weather, 2/8/16.

No other business was presented and the next meeting will July 13, 2015 @ #48-the Neels.

Meeting adjourned @ 8:33 PM.

Ron Fisk

Secretary