

HAMLET BD. OF DIRECTORS Mtg, Sept. 13, 2016

Opened at 7:00 P.M. by President Kent Davis.

Board Members Present:

Kent Davis- President, Ron Fisk- Secretary, Debbie Portwood- Social Chairman, Gloria Stephens- Treasurer, Charley Heard- HOA Manager, {Ron Neel- Vice President-(on vacation)}

Residents Present: Carl Kaspar, Norbert Cygan, Wayne Gardner, Howard Morrison, Vern Cain, Teresa & Dennis St. Hilaire,

Old Business:

1. Motion made, seconded and approval of July 11, 2016 meeting minutes.

New Business:

Financial Update – Charley Heard recapped the 8/31/16 Expenses and Receipts. He noted the Budget (overages & under)-Line 13 (separate page):

- a. Replacing winterkill Gate plantings- (not budgeted)- \$168.43,
- b. Skipping spraying for the Pine beetles this year saving \$3500,
- c. Thus, Common area Maintenance/Improvements is favorable by \$3645.45.
- d. Overall Favorable on the 8/31/16 Hamlet Financial Summary, including the Snow Removal overage, is \$2558.45.
- e. Kent & Charley advised that they have a summary spreadsheet on choosing a better Interest Rate (FDIC protected source) on the Reserve Funds Deposits. In discussion of Investment amounts, Kent will send a complete "Review of the recommended investment amounts" and the suggested choice of an Internet Bank to the Board Members for a vote by 9/26/16 to start earning better returns.
Changing the investment policy in the Regulations to include "out of state banks subject to FDIC coverage" was moved by Debbie, seconded by Gloria & approved by the Board for Kent to sign.
- f. Charley alerted that he will need all *2017 Committee Budgets proposals (wish lists) to be received by November 7, 2016* to prepare for the November Board Meeting on 11/14/16.

Charley also reported the increased costs on the Hamlet Insurance through *State Farm*. He recapped the prior years with small increases, stating that he challenged the higher costs to the local office for the reply that "this was due to the National office's new state quotes with also higher deductible increase of \$1000.00/occurrence".

Charley will do some research on a replacement insurance policy and/or the cost of a higher deductible on the present policy, prior to paying the invoice on the current policy. If he finds a cheaper/better policy, he will recommend it to the board before September 26th, the due date for payment of the existing policy.

2. Design Review –(No report submitted)
3. Landscaping-Carl Kasper reported that he had no new issues and that he will advise all Hamlet Homeowners to present projects needing attention in the Common Areas, adjacent to their homes, for his 2017 Budget proposals. He cited as an example the request on the slow drainage on the Herrn cul-de-sac
4. District Water, turned the matter over to Wayne Gardner for his action to eliminate the meter between #9 and #11 Rodergate. Wayne called a plumber to remove the meter, re-pipe the sprinkler circuits to the specific properties and thus resolved the extra meter issue (saving annual fees of \$800) for a cost of \$200.00 to Hamlet.
5. Snow Management Agreement renewal for 2016-2017-Kent Davis reported that he has Keesen's new proposal. He re-inserted the *agreed upon changes from last year* and that he has *submitted a list of new additions for the 2016-17 season*. He added that a Full map of the Hamlet streets has been presented to Kessen, with the input of the Snow Committee and Peggy Capp, to mark where "snow piles" will be allowed and other "Caution zones" when placing markers.

Discussion from Norbert Cygan followed on the difficulty of measuring snow depths due to wind direction on drifting. He suggested 4" for both streets and driveways since most everyone have snow capable vehicles and when ice forms under the snowfalls it is more precarious (i.e. Marcus Ln. & Old Forge). He also reminded that the snowplows leave 36-40" in front of the garage doors to reduce damage. In special instances, snow removal help will be provided if greater amounts blocked a homeowner who was unable to remove a drift.

The Board expressed a preference to change the depth to 4" (which Kent has now made in the contract proposal).

6. Wayne Gardner and Gloria Stephens introduced the subject of *HOA Right of Way Maintenance* subsequent to a refusal for plantings in a previous meeting along the rock walls on left side along Burggarten above Herrn Lane. Wayne presented a 1988 map showing a proposed Hamlet Developers' drawing for Trails & Utility Easements. Similar maps for Marcus and Rodergate were presented to verify the same Trails & Utility Easements. It was recommended for review by the Board for continuity and visual appearance while driving along these streets.
Gloria and Wayne will research an estimated minimum cost to upgrade the landscaping on Burggarten, suggest whether the HOA or the homeowners should pay for such improvements and if a vote of the homeowners will be necessary to implement such changes.
7. General Maintenance - Ron Fisk reported again no problem with outages on the Lampposts and has setup a date with the Electrician Locator Herb

Petsche to move the in-ground connector wiring that crosses between Klingengate Lampposts. September 26th is the upcoming date and costs estimated be \$500-600 to move the wiring up on the posts.

8. Social Committee– Debbie Portwood reported that 42 people attended the Annual Picnic BBQ on August 27th and the successful placement of the tent near the Hamlet Gate. Discussion followed on the major increase by *the Ridge* for the Annual Christmas Party to \$56 per person from \$40 for the same menu as in 2015. Suggestions were made for *Dolce Vita* with contacts there and the possibility of Duke's. Debbie will check on these locations for their costs and facilities.

Further New Business

- a. Discussion on the request to install speed bumps on Burggarten was led by Kent Davis and Vern Cain. Kent reported that Vern had taken him to see "Speed humps" which are lower and wider to slow cars/trucks driving over the specified speed limit of 15 mpg. The cost of these is estimated to be \$5000 each and were not a problem to snowplows per Keesen, our contractor.
 - b. Suggestions at less cost were:
 1. added 15 mph Signs,
 2. a singular "Stop sign in a wooden structure on downhill side at Klingengate Court,
 3. a Schedule of repeated notices, comments and email updates.
 4. Notices on the "Call board" of Speed Limits at the gatehouse and on the Keypad for reminders to our contractors and Guests.Observations were that many have complied with the reminders of observing the 15 mph speed limit with a few continued exceptions.
9. Next Meeting 7:00 P.M., November 14, 2016 at #13 Rodergate -Debbie Portwood's Home.

Motion made, seconded and approved to adjourn the meeting @ 8:47 PM.

Respectively submitted,
Ron Fisk,
Secretary