

HAMLET BOARD. OF DIRECTORS Mtg. Minutes -May 16, 2016

Board Members Present:

Kent Davis- President, Ron Neel- Vice President, Ron Fisk- Secretary, Debbie Portwood- Social Chairman, Gloria Stephens- Treasurer, Charley Heard- HOA Manager;

Residents Present:

Landscaping- Carl Kasper- Chairman, Peggy Capp, Wayne Gardner; Snow Committee- Norbert Cygan, Millard Foraker; Steve Wooley-Master Assoc. Repr., Howard Morrison-Gate Maint.: Teresa & Dennis St. Hilaire; Ann Fisk- Host;

OLD BUSINESS:

Minutes of March 28, 2016 were approved as presented.

NEW BUSINESS:

1. Master Association Report-Steve Wooley:

Vote on the CPN Metro District \$64 Million Water Bond Issue failed by almost by 2 to 1 margin. Back to the drawing Board to communicate a clear plan on more detailed Action Steps on this amount of Tax Dollars. Also was mentioned upon questioning, that the City of Castle Pines needs to communicate their Infrastructure Needs for their own Tax issues.

a. Emergency preparedness suggestions (see attachment-Emergency Essentials)

would first Recertify a Committee member for participation in the Emergency Plans of the State of Colorado and Douglas County.

b. Communicate to ALL our residents on the State & County Emergency Plans by email, Dropbox and Gate House Bulletin Board to confirm the responsibilities of the Board on these above plans for our Residents' Safety.

c. Steve volunteered to lead a committee of Hamlet Residents on adapting an additional plan for us in conjunction with above outlined plans. (i.e. Exit Plans)

d. It was also suggested per the handout for each resident to develop a 72 hour Emergency Kit and also Food storage for extended times of emergency. Steve's own plan is rotating his food items every 6 mos., personal safekeeping of critical data needs and family treasures to be taken away during Fire evacuations.

2. Financial Update-Charley Heard:

Presented an update "Financial Summary as of 4/30/16" showing current expenses and projected budget levels for remaining months in 2016, covered the beginning of the:

a. Mowing contract with Spring Cleanup & mowing for May 2016 and estimates of the end of mowing season including Fall cleanup.

b. Next was the focus upon "Snow Removal noting the \$2400 higher total of \$21,950.00.

- c. Further re: "Common Area and Grounds Maint. with the possible savings of \$3510.00 annual savings for this account.

Digging further to (Line 13) of the previous Summary, attention was brought to the possible savings of \$3500.00 in some categories of improvements with savings in:

- d. Annuals being planted last year and delaying the Pine Beetle & IPS Spraying as recommended by experts.

Discussions from Kent Davis's suggestion and Charley's research ensued on gaining greater return on Cash Reserves of \$100,000.00 versus our present Money Market interest in a local source. Internet FDIC insured Banker (EverBank) could gain \$1605.00 Interest over 18 mos. versus current return of \$225. Decision by the Board for Charley to pursue this scenario and come back with final positions by this new Bank resource.

3. Design Review report-Ron Neel:

Approved were: 1- Deck replacement, 1-Driveway replacement, 3- Landscaping projects, 2-Paint requests, and 1-Invisible fence;
Denied: 1-Trampoline request;

Signs for an Open Houses on Property Sales can only be by the Front Gate for property locations and arranging times for the gate to be open. Kent will discuss with Bob Wright-#44 the answers to his questions on an Estate Sale, signage and open house rules.

4. Landscaping report-Carl Kasper:

- a. Commencement of mowing, aeration and fertilizing will now do the Hamlet on Fridays to meet many requests for having our yards look their best on weekends. Aeration will be on Tuesday if the rains allow or Wednesday. Lawn Fertilization will include "broadleaf elimination" in the week of 5/23.
- b. SPRING CLEANUP will be May 21st starting at 8:00 AM. Meeting Of Carl, Peggy, Wayne, Kent, & Howard divided up areas for Hamlet volunteer effort to:

Spread 30 yards of shredded mulch, secure adequate number of volunteers, plus wheelbarrows; Wayne-Dogwoods, Peggy-North side of Entry, Carl-Southside of Entry and Kent-coordinate the outside projects in the individual cul-de-sacs, plus asking Residents to clean their own areas;

- c. Uplighting was presented by Wayne Gardiner on the costs, installation, plus sample utilization photographs were passed around to see examples on the northside of the Burgaarten Entry. Board approval was given for up to \$1300, if extra assurance of quality demonstrated long term value, versus the basic costs outlined of \$784.00 on

Wayne's proposal. He stated with the help of 3 volunteers installation will be @ no cost. At later date, upon resident's review and tunneling feasibility options under cart paths and Burgaarten, we could add the lights on both sides of Gate House trees.

5. Snow Removal Wrap-Up – Kent Davis:

Input from Millard Foraker and Norbert Cygan requested, due to the large number of calls to them, that we publicize for the next Snow Season to the residents the responsibility of the Hamlet & the responsibility of the residents. With the heavy snows many calls were received questioning as expectations were really being confused, Kent agreed to make this available in the future to clarify our policy to the residents on what will happen and by whom. It was encouraged to post a sign for the winter season in large block letters in the Gatehouse for ongoing reference.

- a. Snow removal damages were submitted to Keesen Landscaping on driveway, lawn and sprinkler damage by the snowplows.
- b. Gate repair expenses were given to them, as well. Initially they balked at the bill, but agreed to pay. Kent suggested to create a better harmony that we pay for the pickup and delivery charges for repairing the Gate off sight. Howard said that we were given the option (that we accepted) to put new bearings on the gate while the repairs were being made. The Board agreed to pay the \$380 transportation charges, since we do have newly refurbished bearing supports.

6. General Maintenance

- a. Ron Fisk reported that the Lamp Post lights are now working on Rodergate, Klingen Gate Court, Klingen Gate Lane and Tauber Drive. The locator found the seriously burned out cable below the Burgaarten curbing on #28 Klingen Gate Lane. The Locator Herb Petesch was very responsive and capable, so the earlier Electric Company was released on further services. Herb cautioned that the readings on the cable going from #28 to #8 Tauber Drive were very high on the "hot" black wire of 200,000 Ohms. He stated that we would have an outage in the near future, especially noting whether wet conditions continue on this leg of the circuit. He cannot locate a short until it happens.
- b. Herb was very skilled at splicing, sealing and suggesting sand around these areas on #28 to prevent impact of rocks on the cable coatings to achieve a long life solution.
- c. High mention of Hamlet appreciation goes to Johnny the Landscaper for coming twice on short notice to dig the sizable holes on both sides of Burgaarten. (Failed to applaud in meeting.)
- d. Kent reported that we need to wait for the Gore family return on getting solution to the extra water meter on that home, being paid for by the Hamlet HOA, but not required for watering any Hamlet property.

7. Social Committee (Spring Clean-up) – Debbie Portwood

30 people are expected for volunteer help with SPRING CLEAN-UP on 5/21/16. Donuts and coffee are ordered to be served at the Gate House for the volunteers.

Debbie also had confirmation for our Hamlet Christmas Party of the earlier date of 12/4/16 at the Ridge Restaurant.

Plans for the Summer Picnic, scheduled for August 27th, are being discussed. Details will be forth coming.

8. Any Other Business- Norbert mentioned the large holes in the last cul-de-sac on Burgaarten, near the Toppler streets. Major part of the erosion is the original laying of the Blacktop that it did not cover to the top and mixture of fine rocks were substituted. Large amount of these rocks have been washed/spread over the area.

Kent will call Lawrence for information on getting the Road repair company out for an estimate, similar to the manhole repair done at Herrn Lane.

9. Next Meeting 7:00 P.M., July 11, 2016 at No. 9-Gloria Stephens.

Meeting adjourned at 8:40 PM.
Respectfully submitted.

Ron Fisk,

Secretary

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