

HAMLET BD. OF DIRECTORS Mtg, July 11, 2016

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

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: Carl Kasper, Wayne Gardner, Millard Foracker, Howard Morrison, Vern Cain, Laura Cordier, George Gore, Teresa & Dennis St. Hilaire, Dave & Gail Cox, Kevin & Sasha Pettis,

Old Business:

1. Motion made, seconded and approval of May 16, 2016 meeting minutes.

New Business:

1. Financial Update – Charley Heard recapped the first six months as of 6/30/16 Expenses and Receipts.

a. He noted the Budget overages & under-Line 13 (separate page):

1. Upper Burggarten Oak Stand –under \$200
2. Painting Lampposts overage of \$105.37,
3. Replacing winterkill Gate plantings- (not budgeted)- \$168.43,
4. Skipping spraying for the Pine beetles this year saving \$3500.

b. Kent advised that he will have a full summary on choosing a better Interest Rate (FDIC protected source) in the next two weeks on the Reserve Funds Deposits.

2. Design Review –Ron Neel reported on (1) request for painting-noted a number of others have been painting without applications submitted.

a. He stated there were (4) major landscape projects approved/in process.

b. Kevin & Sasha Pettis appealed the DRC ruling and Board decision on the trampoline request.

1. The Board agreed to meet this week to review quickly, while it is Summer, meet with the adjacent neighbors for opinions, & review again.

3. Landscaping-Carl Kaspar reported that an application of "Revive" will be applied this next week to our lawns. Question raised on spraying or the pellet type, which has more smell. Carl to follow on this.

4. Water meter issues – Kent Davis announced that one of the water meters, to be removed from Hamlet #11 and possibly serving #9, was requested of Castle Pines Metro District. It will be determined which water lines to these properties will be affected for a way forward to eliminate approx.. \$800 yearly cost for this second meter, showing no significant usage and no Hamlet property ownership. Decision could be made later to reconnect to make suitable changes to water circuits on these properties. Question was raised on the possible high cost of turning back-on the service, but Charley Heard outlined that originally our water lines were shown as principally irrigation use for a lower tier of pricing/fees.

5. Upper Burggarten and Toppler Court road repair – Kent Davis announced the patching work has been completed through the coordination Of Lawrence Kitchen. This should then extend the

need for major street repair for a year or two. The original bid was \$1200 before the Toppler Court repair was requested, but the total invoice will remain at the \$1200 bid.

6. Snow Removal Damage Report – Kent Davis reported that Wayne Baldwin of Keesen Landscaping was coming 7/12/16 @ 10:00 AM to present the plan to separate owners to fix driveway and curbing damages from Snow plows from this past winter. Plan is to start next week 7/19 or 7/20 on grinding the driveway entrance on #45 and starting n removal of sections of curbing that on a number of residences. Kent will continue to pursue removal of the Blue Sand drums on Burggarten to the storage area.

7. General Maintenance - Ron Fisk reported no problem with outages on the Lampposts and cited the need to drain the water from the connector wiring crossing between Klingengate Lampposts. Will double check costs with Herb Pescke to move the wiring up on the posts.

8. Social Committee (August 27th BBQ) – Debbie Portwood announced two locations that they will investigate to place the tent for our BBQ near the Hamlet Gate. Decision is to purchase the BBQ, baked beans and potato salad. Residents will be asked to bring a Dessert or a Salad. Signup in the Gatehouse will have the Even Home Numbers for the Desserts and Odd numbers for the Salads.

9. New Business a. Request to install speed bumps on Burggarten– Laura Cordier & Vern Cain reported on the safety problems since there are no sidewalks on Burggarten, & cars/trucks driving over the specified speed limit of 15 mpg are coming too fast up and down the hill. When people are walking one or two abreast or walking their dog, are bobbing and weaving among speeding cars. Contractors' trucks are the most dangerous and frequently speeding, especially down the hill.

b. Vern has an adjacent location to present a slow speed bumps to potentially place below the Klingengates and above Herrn & Tilly Lanes. Snowplows can go over them, but Keesen advised building them into the roadway to avoid plowing up chunks of the

bumps. The estimate is (Two bumps for \$5000) {Clarification will be needed on the construction into the roadway.}

c. Further discussion on this topic will be after Laura and Vern present a full proposal, at the request of Kent- president for the Board to weigh the impact on the whole community. Sign issues, notices and email updates will be further discussed.

d. Request for purchase of new seat cushions for \$160 by Peggy Capp. Since Peggy was unavailable, Gloria stated that Patio type seat cushions were on sale now and she volunteered to investigate and purchase if she found the best for our needs.

e. Kent Davis-#58- mentioned that he agreed with the DRC in rejecting his plan to put trees along the base of the 5' Rock wall on his property bordering Burggarten. DRC stated that all four of the property owners along that high wall would need to agree on a continuity of design plan for along that key landscape feature. Gloria Stephens agreed to work on the contact with those four owners and try to achieve a design.

10. Next Meeting 7:00 P.M., September 12, 2016 at No. 58 (Geri & Kent Davis' home).

Respectfully submitted,

Ron Fisk, Secretary