

Hamlet HOA Annual Membership Meeting

February 15, 2018 7:00 PM

Meeting held at Castle Pines Community Center, 7404 Yorkshire Drive, Castle Pines
Called to order at 7:07 PM by President Kent Davis.

Residents Present:

23 residences present and 7 proxies resulting in 30 (49%) residences to surpass quorum (25%).

Board Members Present:

Kent Davis, President

Gloria Stephens, Treasurer

Matthew Crider, Secretary

Millard Foraker, Vice President

Mike Drake, Director (Appointed)

Charley Heard, HOA Business Manager

New Neighbors in 2017:

Tom Moschetti (#30) Marco Fields (renting #34) Barbara and Art Pincomb (#56)

Elizabeth Nogues (#5) Lisa and Edward Harmes (#55) Rachel and Kyle Stevens (#19)

Business Approved Since November 9, 2017 Meeting:

- 12/19/17 Board approved moving funds to a high rate CD.
- 12/28/17 Board appointed Mike Drake as Director to replace Judy Lowen.
- 01/03/18 Board approved two budget changes:
 - a. Interest Income (now \$3,036)
 - b. Entry Phone Expense (\$588 to \$642)
- 02/09/18 Board approved bid from Dimensional Framing to repair lamp post.

Approve Minutes:

A motion was made by Kent, seconded by Millard, to approve the November 9, 2017 Board of Directors meeting minutes. The board passed the motion unanimously.

Report from Master Association – Steve Woolley

- Next Master Association meeting was moved to March.
- HOA's have begun discussion on viability of eliminating the Master HOA.
- Assessments remained the same for 2018.
- Property taxes have decreased due to paying off legacy debt.
- Roads were the priority issue in mayoral race; road base was not built for heavy trucks which have caused damage. \$5.2M in annual revenue, while \$2.6M is spent on existing roads. A mill levy will likely be on the next ballot.
- CPNMD will likely propose a mill levy for renewable water on next ballot.

Discussion was held on whether The Hamlet should have a prepared statement regarding dissolution of the Master HOA, when the issue becomes raised.

Review of the Budget and Dues – Gloria Stephens and Charley Heard

- 2017 ending bank balance was \$227,020.
- 2017 receipts were \$778.46 better than budget.

- 2017 expenses were \$18,954.77 better than budget.
 - a. Line 8 Water was \$692.85 better due to good water management
 - b. Line 9 Snow Removal was \$16,513.83 better due to dry weather.
 - c. Line 13 Landscaping was \$1,775.73 better due to bids and volunteers.

Matthew raised discussion on how snow is averaged over the years for budget. Snow budget surplus or deficit is taken to/from reserves. Comments were received on how The Hamlet had good management of snow removal from the volunteer committee in addition to a good crew.

- 2018 monthly dues were raised to \$190/mo, with most of the increase going to reserves.
- 2018 interest income will be higher due to a better interest rate on a CD.
- 2018 budgeted expenses will increase, with commentary on:
 - a. Line 9 Snow Removal was budgeted on trend.
 - b. Line 13 Landscaping will have new projects and maintenance.
 - c. Line 21 Legal expenses increase to cover governing document review.
- 2018 ending bank balance is budgeted to be \$261,686.
- Current funding for reserve study is 87.9%, using a revised format to include projected inflation and percentage of resources allocated.

Mike requested the projected out the Budget +3 Years to 20 years to compare against the reserve study.

Old Business:

- 1) Design Review Committee – Millard Foraker, Wayne Gardner and Tom Markham
 - DRC received 34 applications in 2017, the most being for landscaping and driveways.
 - Millard reminded residents the purpose of the DRC.
 - Applications need to be approved for any changes to exterior changes, including landscaping, decks, light fixtures, roofs, paint color, etc.
 - Wayne noted some homeowners have installed exterior light fixtures without DRC approval.
 - Exterior changes impact neighbors in ways that residents may not consider, and the DRC protects the consistency of The Hamlet.
- 2) Snow Committee – Kent Davis, Norb Cygan, Millard Foraker, Dave Cox and Larry Ramona
 - Reminder the contract with Keesen is to remove snow on the streets and driveways when accumulation is 4” or greater.
- 3) Landscaping Committee – Carl Kaspar, Peggy Capp and Wayne Gardner
 - 2018 will have 3 main landscaping projects:
 - Trim/prune 20 common area trees (already completed by Root Tree Service).
 - Re-design drainage in Tract J common area.
 - Remove grass from south side of Roder Gate and install rock.
 - Met with Keesen to review the landscaping contract, met the new supervisor.
 - Receiving a bid from Keesen for fertilization to compare with Tru-Green.
 - Revive will again be applied in July
 - Peggy thanked residents for cleaning up their yards and volunteering to rake the entry way in the fall.
 - Carl said the committee was open to suggestions for improvements to maintain the common areas.

Year in Review - Kent Davis

- Excellent turn out for sprinkler activation/deactivation and Spring Clean-up, which were well organized by Peggy Capp.
- Commendable lawn maintenance by Keesen, as directed by Carl Kaspar.
- Another successful summer BBQ with great weather and a festive annual Winter Holiday Party at Pino's; both organized by Judy Lowen and Gloria Stephens.
- Gate codes were changed, led by Matthew Crider, Gloria Stephens and Judy Lowen.
- Holiday Cookies were appreciated during December, coordinated by Judy Foraker and Judy Nye.
- Holiday Lighting (Streetlight Pole, front tree and gate house) – Geri Davis.
- Gate Opening Requests and Maintenance – Bob Cheek and Lawrence Kitchen.

New Business:

1) Board member terms expiring in February 2017

- Gloria Stephens
- Kent Davis

2) Election of new board members

A motion was made by Millard, seconded by Gloria, to:

- Elect Mike Drake (#43) to the board for a one year term
- Extend the term of Kent Davis (#58) by one year
- Elect Christine Berens (#44) to the board for a two year term, to fill Gloria's vacancy.

Motion passed unanimously by the residents.

3) Legal review of The Hamlet governing documents – Millard Foraker

- After 30 years, the board agreed there was a need to ensure our governing documents are compliant with current law.
- HindmanSanchez was contracted to review Articles of Incorporation, Covenants and Bylaws.
- Board will meet with attorney Wednesday 2/21 on recommendations.
- Any change to governing documents will need to be voted on accordingly by the community.

4) Speed Table Straw Poll Results – Kent

- Due to concerns of speeding in The Hamlet, the board requested feedback from residents.
- Of those responding, for every 1 residence desiring a speed table, 2.5 opposed.
- The board will proceed with reviewing recommendations for additional signs.
- The board advised residents to inform their guests of the posted 15 mph speed limit.

Other Business: none

Next meeting: March 15, 2018 at 7:00 PM at #58. Meeting adjourned at 8:25 PM.

Respectfully submitted,
Matthew Crider, Secretary