

**Hamlet Board of Directors Meeting**

March 15, 2018 7:00 PM

Meeting held at #58; called to order at 7:05 PM by President Kent Davis

**Board Members Present:**

Kent Davis, President	Millard Foraker, Vice President
Christine Berens, Treasurer	Mike Drake, Director
Matthew Crider, Secretary	Charley Heard, HOA Business Manager

**Residents Present:**

Wayne Gardner (#9)    Teresa St. Hilaire (#46)    Carl Kaspar (#54)

**Business Approved Since February 15, 2018 Meeting:** none

**Old Business:**

1) Approve Minutes

A motion was made by Kent, seconded by Millard, to approve the February 15, 2018 Hamlet Annual Membership meeting minutes. Motion passed unanimously.

**New Business:**

1) Assignment of Board Member Responsibilities

Mutual agreement resulted in the following assignments:

- Kent Davis, President
- Millard Foraker, Vice President (Chair of Design Review Committee)
- Christine Berens, Treasurer
- Matthew Crider, Secretary
- Mike Drake, Director

Future meeting dates and hosts will be determined at a later time by Kent via email.

2) Financial Update – Charley

A budget variance will be expected on Line 21 (Governance Document Updates & Legal), with \$3,000 budgeted and \$10,000 anticipated for full legal document review.

Charley provided for the board a review of the deposit accounts and current interest rates, which vary by balance:

- Guaranty Bank Money Market – 0.12% APY
- Guaranty Bank CD – 1.45% APY
- EverBank – 0.4% APY
- Bank of the Internet – 0.8% APY

3) Landscape Committee Update – Carl

Currently finalizing renewal of Keesen landscaping contract, which will be similar to last year with the exception of fertilization being completed by Keesen instead of TruGreen. Fertilizer will be in capsule form, last for 7 months and safe for pets. This will be in addition to application of pre-emergent and weed killer in spring and Revive application in July. The new supervisor handling our contract at Keesen is John Deering.

- Keesen will begin Spring clean-up in April
- Coldsnap will be turning on sprinklers May 4-5<sup>th</sup>
- Hamlet Community Spring clean-up is May 12<sup>th</sup>
- Keesen will apply Revive in July.

Greenfield Landscaping (Michael) will commence work Tuesday 3/20 on approved improvements along Roder Gate and in Tract J.

4) Neighborhood Speed Signs – Matthew

A proposal prepared by Matthew Crider and Judy Lowen was presented to the board for discussion and approval. The proposal included:

- 3 new “Speed Limit 15” signs on Burgartten; 2 uphill, 1 downhill
- 1 new “Speed Limit 15” sign on gate pad post
- 1 new sign on gate house next to directory, stating:
  - Welcome to The Hamlet
  - A Private Community
  - Pedestrians on Streets
  - 15mph Speed Limit
  - No Soliciting

Total estimated cost, excluding tax and shipping is \$264.17. Kent motioned to approve the proposal and for up to \$500 be allowed for purchasing. Millard seconded. Motion passed unanimously.

Matthew will send proofs of gate house sign to board for final visual approval.

5) Social Committee Update

Judy Lowen and Gloria Stephens have volunteered to lead the Social Committee. Event dates are TBD.

6) Hamlet Governing Documents Review and Budget – Millard and Kent

Elina Gilbert at HindmanSanchez sent a questionnaire. Kent and Millard completed with comments and have sent to the rest of the board members for their comments and differing feedback. Charley noted we are officially named The Hamlet at Castle Pines North Homeowner’s Association, Inc.

It was noted The Hamlet is currently grandfathered as pre CCIOA, because we were formed prior to July 1, 1992. Questions arose as to what would change if the board adopted to be post CCIOA, which need to be provided by Elina prior to a decision.

Kent made a motion to allow \$7,000 in additional spending for Line 21 (Governance Document Updates & Legal) for a total of \$10,000 subject to more detail on pre/post 1992 CCIOA changes. Mike seconded. Charley clarified this would be an overspend on Line 21, and not a change to the budgeted amount. The motion passed unanimously.

7) Other Business

Charley provided a list of items for the 2018 Hamlet calendar, including contract renewals, insurance bids, reserve study update, etc.

Next meeting: Tuesday May 8, 2018 at 7:00 PM at #3. Meeting adjourned at 8:36 PM.

Respectfully submitted,

Matthew Crider, Secretary