

**Hamlet Board of Directors Meeting**  
May 8, 2018 7:00 PM

Meeting held at #3; called to order at 7:04 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:**

Judy Foraker (#3)	Angela Williams (#7)	Walter Trumbull (#7)
Wayne Gardner (#9)	Sheila Reichelderfer (#14)	Keith Reichelderfer (#14)
Kristine Craigo (#40)	David Craigo (#40)	Teresa St. Hilaire (#46)
Ron Neel (#48)	Lynette Chase (#51)	Carl Kaspar (#54)
Robert Swedberg (#60)		

**Business Approved Since March 15, 2018 Meeting:**

- 3/26/18 Board unanimously approved 3/15/18 Board minutes outside of meeting to allow treasurer duties to be transitioned.
- 4/30/18 Board approved (4-1) \$1,500 in unbudgeted additional funding for two landscaping projects:
  - \$750 to remove dead sod in common area near #1
  - \$750 to purchase and place 20 boulders in common areas along entry, Tauber Ct. and Klingen Gate Ct.
- 5/4/18 Board approved to modify size of custom entry sign from 18"x18" to 24"x24" ensuring legible wording. Cost remains within budget.

**Old Business:**

None

**New Business:**

1) Financial Update – Charley

- Interest income is expected to be higher than budget due to high average bank balances.
- Expenses for mowing (line 7A) are projected to be lower than budget due to the lower than expected contracted price with Keesen. Snow removal remains under budget (line 9).
- 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.
- Landscaping projects are expected to be worse than budget, with the approval of \$1,500 in new projects (Line 13K and 13L).

Charley will be paying Greenfield Landscaping \$825 for repairing landscaping damages to the Klingen Gate Lane island by CPNMD during water main repair. CPNMD was to pay Greenfield directly, but will now reimburse The Hamlet.

## 2) Snow Committee Report – Millard

Residents were asked to report damages made by snow removal. Everything reported has been reviewed, with nothing found proven to be caused by the snow plow. Keesen informed scratch marks on some driveways are from the pressure of the skid steer blade.

Kent reminded the snow removal contract with Keesen is year to year, and had some recommendations to avoid unwanted scraping on driveways:

1. List in the contract addresses of owners not to be plowed.
2. Ask Keesen if other than steel blades can be used to plow snow.

Matthew proposed it be in the contract if a vehicle is parked in any part of a driveway, the entire driveway will not be plowed due to liability.

Millard advised homeowners to put out a cone to indicate driveway should not be plowed. Carl mentioned cones and markers may also be used to indicate no aeration or fertilization.

Snow markers will be picked up/ returned after Memorial Day.

## 3) Landscape Budget Supplement Kent/Wayne

- \$750 to remove grass and install edging on the north side of the Burggarten entry way. Sprinklers do not reach this area and it continues to struggle. This area will be filled with bark by volunteers on clean-up day.
- \$750 to add 20 boulders to common areas.

Millard noted 20 boulders was a large quantity to add. Wayne informed 3 will be placed on Toppler Ct. island, 1 large one at Klingen Gate Ct. and the rest along the Burggarten entryway in the bark area. Some will be arranged in groupings with existing boulders.

Matthew asked if a schematic could be provided as to where they would be placed. Wayne said it is not practical and would place them where they look appropriate, once on site.

Matthew asked why this was not in the budget, and why this could not have been done next year. Wayne replied it was discussed by the landscaping committee, but they had not found good pricing until now. The full landscape committee supports this project cost, which includes the boulders, delivery and placement.

Since board previously approved, delivery of boulders is scheduled for morning of 5/15/18.

## 4) Landscape Committee Update – Carl

- Saturday clean-up day (05/12/18) should be lighter work than last year. 10 cubic yards of mulch will be laid in addition new plants replacing dead in front of the entry signs.
- Pruning is not needed this year, so there will not be a slash pile for residents to utilize. Waste Management will take bundles on regular trash day for residents.

- Aeration will be completed on 5/14-5/15, with fertilization to follow. Keesen will be mowing on Thursdays this year. John Deering is the Keesen supervisor this year.

Kent requested Carl to draft a notice to be sent to residents about upcoming landscaping work and to rope/flag if they do not want the service, flag sprinklers, etc.

Matthew asked if the landscape committee would consider a winter cleaning by Keesen or a winter volunteer day, as come February the gutters and streets look unkempt. Wayne added The Hamlet contracted in the past with Douglas County to sweep streets as needed.

Carl noted the tract J, Roder Gate, and pruning landscaping projects are all completed and Greenfield may be paid.

#### 5) Neighborhood Speed Signs – Matthew

Matthew mentioned it was difficult working with the sign company, and presented proofs to board for final visual approval of the custom 24”x 24” sign to be placed at the gate house. Board agreed to the proof. The additional black and white 15mph signs will be ordered with custom sign to receive free shipping.

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

Elina Gilbert at HindmanSanchez sent the board draft copies of new governing documents. These include added/ edited/ removed verbiage to comply with current state laws.

The board will meet Tuesday, May 15<sup>th</sup> to begin reviewing the first draft. Upon final draft, residents will receive recommended changes, with each lot having 1 vote, and 67% required to approve.

Millard reminded this is “delayed maintenance” of our governing documents.

#### 7) Other Business

- Charley received a complaint from a resident outside The Hamlet about not feeling welcome walking their dogs in our community. Kris Craigo mentioned she had an encounter with a dog walker who regularly walks on Burggarten. Kris said some dog walkers outside of The Hamlet are not respectful and do not pick up after their pets.

Discussion ensued on “No Trespassing” signs at the trailheads, and how we want to be welcoming, but should not have to put up with our yards being damaged by visitor’s pets.

- Lynette Chase said recent guest speeding issues have been remedied. Lynette also presented materials regarding upcoming Douglas County School District funding issues, and lobbied support for our schools which affect the quality of the education and our home values.

Next meeting: Tuesday July 25, 2018 at 7:00 PM at #44. Meeting adjourned at 8:16 PM.

Respectfully submitted,  
Matthew Crider, Secretary