

Hamlet Board of Directors Meeting

July 25, 2018 7:00 PM

Meeting held at #44; called to order at 7:04 PM by President Kent Davis

Board Members Present:

Kent Davis, President

Christine Berens, Treasurer

Matthew Crider, Secretary

Millard Foraker, Vice President

Mike Drake, Director

Charley Heard, HOA Business Manager

Residents Present:

Wayne Gardner (#9)

Teresa St. Hilaire (#46)

Robert Swedberg (#60)

Gloria Stephens (#9)

Ron Neel (#48)

Ron Fisk (#45)

Carl Kaspar (#54)

Business Approved Since May 8, 2018 Meeting:

- 5/24/18 Board approved up to \$1,200 for sprinkler repair needed south of entryway along Monarch. Actual expenditure was \$615.50.
- 6/15/18 Lynette Chase volunteered to replace Ann Fisk in responsibilities of welcoming new residents.

Old Business:

- 1) Approve Minutes

Motion made by Kent, seconded by Millard, to approve the May 8, 2018 Board of Directors meeting minutes. Motion passed unanimously.

Matthew suggested for the board to approve minutes via email after drafted for timely approval and posting in gatehouse.

New Business:

- 1) Financial Update – Charley

- Interest income is expected to be higher than budget due to high average bank balances.
- Expenses for water are trending higher (Line 8). Recent sprinkler repairs have added to the total Grounds Maintenance (Line 13) being over budget.
- 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.

- 2) Reflection on The Hamlet – Ron Fisk

After 11 years in The Hamlet, Ron and Ann Fisk recently sold their home after being listed for only 7 hours. Ron expressed his appreciation for the board and neighbors, adding the uniqueness of our neighborhood, operating without a general manager, and our community spirit make The Hamlet a desirable place to live.

Kent thanked Ron for his time volunteering on the board and for Ann's time on the Welcoming Committee.

3) Trash Removal & Recycling Contract – Kent

The current Waste Management (WM) requires notice of cancellation 3-6 months prior to renewal (November 1st). Kent informed the board notice of cancellation has been sent in order to negotiate a new vendor or new terms with WM.

A waste removal agreement has been received by Ron Neel from Haulaway (HA), a locally (Castle Rock) managed company. The HA bid was significantly lower than WM, so WM lowered their rate causing concern WM was gauging us the past few years on rates.

Terms for a new contract with either company will be for 3 years with the option to continue month to month. Rate increase will be limited to 5% each year, with continued negotiation needed with WM to remove other potential additional charges.

Ron emphasized HA's representative was available, and suggested reaching out to neighboring HOA's using HA for their feedback. Wayne and Robert mentioned the men servicing The Hamlet from WM are great, and will take anything with no limit. Carl's concern was taking yard waste, as we have a lot of debris and tree branches. Other concerns were requirements by WM to use their containers, and if pick-up with HA could be in the morning.

Matthew asked what our rate increase has been the last few years with WM. Charley said the increases averaged 3%.

Kent will get feedback from neighboring HOA's using HA, and reach out to WM to negotiate capping rate increases.

4) Hamlet Summer BBQ Update - Gloria

- Event date is 8/25/18, with final sign up needed 2 weeks prior
- Catered by Dickey's BBQ at \$9.95 per person
- Last year had 65 in attendance, expecting about the same
- Mary Firth will bring flowers for table decorations
- Help is requested to set up tent and tables

Matthew mentioned this is the 30th anniversary of The Hamlet, and asked if any special mention could be made this year.

The Hamlet holiday party is scheduled for December 9th at Pino's.

5) Landscape Committee Update – Carl

- Mowing will not be done next week due to dry conditions and little growth to prevent turf damage from mowers. Keesen will be trimming trees and cleaning common areas during their time.
- Keesen has been asked to remember to change mowing direction/angle to prevent damage from mowers wheels going over same area weekly. Mike, the crew leader, has been very responsive to feedback from landscaping committee.

6) Neighborhood Street Signs Update – Matthew

The additional 4 speed limit signs and gate house sign have been installed. Since then, there have been several requests from residents to install more signs (golf cart crossing, private trail, no trespassing, no semi-trucks, no skateboarding, etc.)

Matthew concluded not every incident constitutes the need for a posted sign, and how a sign does not necessarily deter unwanted behavior. He encouraged neighbors to self-monitor and address unwanted behavior with those causing the disturbance, or to call the Douglas County Sheriff.

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

The board has completed reviewing the first draft of the new governing documents. Changes, edits, questions and recommendations have been compiled and will be sent to Elina Gilbert at HindmanSanchez. A second draft (red-lined) will then be received for the board to review.

Upon final draft, residents will receive recommended changes, with each lot having 1 vote, with 67% required to approve. Current estimate of a final draft is October.

Town hall style meetings will be held prior to voting to explain any changes and answer questions.

8) Other Business

Kent presented the idea of formally obtaining a resident's approval to publish their contact information in The Hamlet directory. Charley said approval is currently being received, but a formal document is not in place.

DRC approvals included: 1 new roof, 4 house paintings, 2 landscaping improvements.

Next meeting: Wednesday, September 5th, 2018 at 7:00 PM at #43. Meeting adjourned at 8:20 PM.

Respectfully submitted,
Matthew Crider, Secretary