

**Hamlet Board of Directors Meeting**  
September 5, 2018 7:00 PM

Meeting held at #43; called to order at 7:02 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)	Gloria Stephens (#9)	Peggy Capp (#18)
Teresa St. Hilaire (#46)	Ron Neel (#48)	Art Pincomb (#51)
Carl Kaspar (#54)		

**Old Business:**

1) Business Approved Since July 25, 2018 Meeting - Matthew

- 8/28/18 Board approved minutes of 7/25/18 meeting.
- 9/02/18 Board approved \$1,648 in legal expenses.
- 9/04/18 Board approved conditions of new Waste Management (3 year term) contract.

2) Update on Governing Documents Revisions – Millard

Millard reported the expected legal expenses to finish the governing documents (not including Rules and Regulations) would cost \$1,200-\$1,500.

3) Waste Management Contract Update – Kent

A new 3 year term contract with Waste Management will be signed 9/6/18, effective 11/1/18. WM will bring sample cans (96 or 64 gal.) for residents to select and receive free of charge, as new contract states all refuse needs to be in an approved container.

**New Business:**

1) Financial Update – Charley

- Street Maintenance - expense will be dropped for the 2018 budget estimate since late in year and no repairs have been scheduled.
- Gate Maintenance – currently working on right exit gate, repair cost unknown.
- Rodent and Insect Control – Expense planned for October.
- Trash Removal – budget estimate has been reduced for Nov-Dec to reflect new contract.
- Legal Expenses – noted there will be cost with filing new governing documents.

Charley pointed out Gloria (2016-2018 Treasurer) was still a signor on the money market accounts; this needs to be changed to Christine as a signor.

Local bank rates are rising, especially with promotions, so might negotiate a better rate and close the internet banks. Everbank is now TIAA, and Bank of the Internet is now AXIOS.

Christine and Charley will make recommendations to the board on which accounts to close and where funds may be transferred.

2) Call for 2019-2021 Hamlet HOA Board Volunteers - Kent

Kent will send out an email for interested residents to contact a board member if they are interested in serving on the board or would like to make a nomination.

3) BBQ Part Review and Holiday Party Update - Gloria

Gloria said it was good to see more social interaction at the BBQ than last year. With 62 residents attending, the cost of the BBQ was the same as last year.

The Hamlet holiday party is scheduled for December 9<sup>th</sup> at Pino's.

Carla Willoughby has offered to help with the social committee.

4) Design Review Committee Update – Millard

Six applications received: House painting, replace shingles/ gutters, replace exterior light fixtures, replace windows/doors, plant tree, extend privacy fence

5) Landscape Committee Update – Carl

The committee is trying to refresh the landscaping and looking at where to plant young trees. A proposed budget was presented for discussion on:

- Re-design the entryway island (replacing the dogwood with flowering trees)
- Planting maple trees south of the exit driveway
- Add plantings to the Kligen Gate Lane island
- Add a few uplights to entry way trees to even the light disbursement
- Replace light pole fixtures to direct light downward.

Coldsnap will drain sprinklers October 5-6<sup>th</sup>. Sign up sheet will be posted in the gate house.

Kent reminded October 17<sup>th</sup> is the deadline for budget submittals.

Peggy mentioned tree trimming will continue next year and would like to notify residents in case they have trees they need trimmed to save on delivery charge. Wayne said the 2 spruce trees behind #25 need to be trimmed back from Burggarten; there is a 10 ft trail and utility easement 10 ft. east of Burggarten, but it is still the homeowner's responsibility for managing the landscaping. Kent advised the landscape committee to submit a list of homes with trees that need to be trimmed in order to coordinate with the HOA tree trimming.

6) 2018-2019 Snow Removal Agreement – Kent

The contract will be for October 1 – April 30. Rates are TBD. Changes considered for this year's agreement will include: list of driveways not to be plowed, use of rubber edge blade, no plowing any part of a driveway if a vehicle is parked on the pad.

7) 2018 Budget Planning – Charley

Charley presented a document outlining the budget process. Budget requests from committees will be gathered and finalized for approval at the November 7<sup>th</sup> board meeting.

Millard will prepare a general street maintenance estimate; curb repair on Herrn was requested to be included in that budget estimate.

8) Other Business

Wayne commented golfers parked carts under our gate house awning and on the adjacent landscaping between pillars during a storm. They were rude and blocking access and damaging landscaping. Kent will notify The Ridge of the incident.

The board approved for Kent to draft a letter and deliver to the City of Castle Pines on behalf of The Hamlet opposing the proposed apartment complex development on Lagae/Castle Pines Parkway; Hamlet's letter will reference the well written opposition letter from HOA 1.

Next meeting: Wednesday November 7th, 2018 at 7:00 PM at #22. Meeting adjourned at 8:20 PM.

Respectfully submitted,  
Matthew Crider, Secretary