

# Hamlet HOA Board of Directors Meeting

May 1, 2019

Meeting at #14 Roder Gate Lane; called to order at 7:04PM by Millard Foraker - President

## 1. Board Members Present

Millard Foraker - President  
Art Pincomb - Secretary  
Christine Berens - Treasurer  
Keith Reichelderfer – Director (Chair of Design Review Committee)  
Charley Heard – Business Manager

## 2. Residents Present:

Wayne Gardner #9	Teresa St. Hilaire #46	Bob Swedberg #60
Ron Neel #48	Judy Foraker #3	Sheila Reichelderfer #14

## 3. Business Approved Since March 21, 2019 Board Meeting: None

## 4. Old Business:

Leasing Permit Clarification – Minimum 1 Year  
Landscape Budget Variance - \$675

## 5. New Business:

- a) Mike Drake resigned from Board (Moving to St. Louis) creates vacancy  
Wayne Gardner volunteers
- b) Rules & Regulation
  - 1) Rules & Regulations will include references to the corresponding sections in the Declaration of Covenants
  - 2) Altitude Law recommendations – Some kept, some omitted due to redundancy
  - 3) Millard will present to the Board the list of proposed revisions to Altitude Law “Red Line” suggestions. Upon approval of the changes by the Board he will meet with Altitude Law to finalize the document.
- c) Street Repair Bids – Bids have been received by Foothills Paving & Maintenance, Inc. and Bella Asphalt Maintenance LLC. Additional clarification needed to compare bids for street repair near #9 Roder Gate Lane, Toppler @ Old Forge, near #60 Toppler. The Board requested additional bids be solicited. Millard will reach out to additional asphalt companies in that regard.
- d) Leasing Permit Status – 2 leases in Hamlet, both have completed Leasing Permit
- e) Reserve Study – Reserve Committee - Charley Heard replaces Mike Drake to work with Art Pincomb
  - 1) Roadway repair and/or replacement – Chip & Seal (rock chips are embedded into sealed pavement by weight of vehicles) is poor alternative method due low traffic – leaving tar and chips exposed, and tracked into homes for years – asphalt pavement may need to be replaced Priority is sealing cracks to avoid continued deterioration/short term fix before complete road replacement Streets Replace Asphalt & Curbs in 2030
  - 2) Wayne comments some Reserve Study items could be handled as Maintenance Items in Annual Budget – Discussion

- 3) Charlie explained Reserve Study – Estimate for Replacement and Reserve Balances – Projection for Future Years
  - 4) Charley & Art to define Reserve Items, Estimated Replacement Cost, Remaining Life – report to Board at next meeting July 10
- f) Design Review Committee – Keith Reichelderfer (Chairman)
- 1) New, revised DRC Application Forms mailed to Hamlet homeowners April 2
  - 2) 22 applications submitted in 2019: landscape & tree removal-5, Doors & windows-4, Roofing-3, Home Painting-3, Deck repair/replace-2, Concrete work on Driveways/Sidewalks-2 Garage door-1, Other-2
- g) Financial Report – Charley Heard
- 1) Line 6 Total Receipts \$500 shortfall – Lower interest rate and timing of deposits
  - 2) Line 13b – Worse \$625, results in Line 23 Total Expenditures Worse \$375
  - 3) Line 23 – Net Result Worse \$500 + \$375 = \$875 as of 5/1/2019
  - 4) Result is less for Reserves – Line 24 \$13,085 - \$875 = \$12,210.11
- h) Landscape Committee Report - Wayne Gardner
- 1) Rock Drainage Repair #17 completed - Wayne
  - 2) Coldsnap will turn on sprinklers May 3-4
  - 3) Hamlet Community Annual Spring clean-up is May 11 – Wayne reports work to be done to includes Shut-off valve, 6 uplights North side Burgarten, Trim Junipers at Entrance, Trim Spiraea, Gatehouse and Lamp Posts touch-up paint
- i) Hamlet Directory - The Colorado Revised and Amended Statute 317 prohibits homeowners associations from distributing email addresses and cellular telephone numbers without the prior, written permission of each owner. To this end, Hamlet Board sent a Directory Information form to each HOA Owner requesting permission to distribute email addresses and cellular telephone numbers in the Hamlet HOA Directory. Without permission, this information will not be published in the Hamlet HOA Directory. As of May 1, 2019, 18 of 61 Owners (including 2 leased) have not granted permission (completed written permissions).
- j) Hamlet Social Events Dates
- 1) Spring Cleanup – May 11
  - 2) CPN Community Garage Sale – May 17 & 18, 9:00am – 2:00pm
  - 3) Hamlet Summer BBQ & Picnic – August 24
  - 4) Winter Holiday Dinner – December 1
- k) Keith nominates Wayne Gardner to fill Mike Drake’s open Board seat for remainder of 1-year term ending February 2020, Christine seconds – Board approve unanimously

Keith moves that meeting be adjourned, Christine seconds. Meeting adjourned at 8:47PM

Next meeting: Wednesday July 10 at 7:00PM #44.

Respectfully submitted,  
Art Pincomb, Secretary