

# Hamlet HOA Board of Directors Meeting

May 6, 2020

Hamlet HOA Zoom Board Meeting called to order at 7:06PM by Millard Foraker - President

## 1. Board Members Present

Millard Foraker - President  
Keith Reichelderfer – Director (Chair of Design Review Committee)  
Art Pincomb - Secretary  
Pat Kaspar – Treasurer  
Wayne Gardner - Director  
Charley Heard – Business Manager

## 2. Residents Present via Zoom:

Carl Kaspar #54	Bob Swedberg #60	Bruce & Janet Kramlich #13
Matthew Crider #22	Terry & Cheryl Hensley #6	Reid & Denise Pettit #51
Tom Magner #49		Bob & Medina Jarman #43

## 3. Minutes of January 15, 2020 Board Meeting email approved on January 23, 2020

## 4. Design Review Committee – Keith Reichelderfer, John Forsyth, Millard Foraker

- 1) 18 DRC applications 2020: 5 Landscape/Trim, 3 home painting, 2 new garage doors, 8 Misc.
- 2) House Painting Siding & Trim boards/color scheme updates –eliminations and new color schemes (see Rules & Regulations changes)
- 3) Garage doors can be painted either siding or trim color (see Rules & Regulations changes)
- 4) Pre-Sale Inspection Checklist of Covenants Violation(s) - #5 Tauber Ct. Violation of Deck Repair Deck Repair 5/5 – 5/15/2020 – Closing date 6/15/2020
- 5) South Metro Fire Mitigation – Recommended Action – Replace cedar shake roofing (#46 & #47), Trimming of trees/junipers (#25)
- 6) Pat Kaspar #54 - #55 has done no DRC Required Action on thinning of scrub oak and vegetation on property

## 5. Landscape Committee Report – Carl Kaspar, Wayne Gardner, Bob Swedberg, Peggy Capp

- 1) Reporting that Board had unanimously approved via email vote on 17 March, 2020 - new Landscape Contract with Keesen
- 2) Grass cleared from entry area along Burggarten Dr.
- 3) Toppler Dr. Project in progress, spent \$375 to replace fallen stone.
- 4) Ice-slicer Container at Burggarten roundabout had been tipped over, ice-slicer spilled, junipers mostly dead, flush to dilute so pines hopefully not killed. Keesen has been directed to remove all ice-slicer containers going forward.  
Friday May 8 cleanup – May 11 Geri Davis Gatehouse planting
- 5) Budget for Spring cleanup \$1,000, recommend budgeted \$ moved to Toppler Dr. Project

## 6. Financial Report – Charley Heard

- 1) Total Receipts (Line 4) for the year, actual through April 2020 plus current estimate for rest of 2020, are \$156,434, \$2,141 lower than the Approved Annual Budget Receipts of \$158,575. This is due to lower earned interest on bank accounts and CD.
- 2) Total Expenses for the year, actual through April 2020, plus current estimate for rest of 2020 are, \$118,641, \$17,349 higher than the Approved Annual Budget Expenses of \$101,292. This is due to renegotiated Landscape Contract with Keesen +49% (Line 7A) and increased Legal Fees (Line 21)

due to approved, revised Covenant change. Keesen Contract increased due to labor issues: US-Mexico labor rate significant upward adjustment, per government agreement, and total hours to complete tasks required upward adjustment from prior agreement.

- 3) The Net Total Result (Net Receipts – Expenses (Line 24) actual, through April 2020, plus current estimate for rest of 2020 is \$37,793, \$19,490 lower than the Approved Annual Budget Net of \$57,283.
- 4) The Net After Major Replacement Expenditures (Line 26) actual through April 2020, plus current estimate for the rest of 2020 are \$15,993, \$4,490 lower than Approved Annual Budget Net of \$20,483.
- 5) Total in all Banks (Line 31) actual through April 2020 is \$277,223.93. This plus current estimate for rest of 2020 is \$262,805.59.

#### **7. Approved Declaration of Covenant Changes, Article 5 Restrictions, Section 5.4 - Millard Foraker**

- 1) Prohibits leasing in the community with certain exceptions. Proposed changes must have a minimum approval of 67% of total possible votes in the the Association. 51 of 61 possible ballots were submitted, with 46 (75.5%) in favor and 5 (8.2%) against. 16.4% did not vote. Covenant change approved effective May 4, 2020.
- 2) The Hamlet HOA currently has 2 leased homes, #34 Marcus Ln. and #45 Herrn Ln.

#### **8. Proposed Rules & Regulations Changes, Section VII Design Review, paragraphs (c) and (e) – Millard Foraker**

- 1) The two changes are (a) allowing garage doors to painted the same color as the trim or the siding color and (b) elimination of one siding/trim color combination and addition of a new combination. Wayne requested a delay in making a motion and voting. Art made a motion to eliminate garage doors being required to be trim color only and add 1 color scheme and eliminate 1 color schemes - reversing siding and trim colors results in 2 new color schemes as recommended by the DRC. Keith Seconds motion. Board votes 3 in favor (Art, Keith, Millard), 1 opposed (Wayne). Motion passes. Pat Kaspar misses vote due to loss of internet signal.

#### **9. Roundabout Work Proposal for 2020 – Art Pincomb Concrete Work - \$21,800 from Reserve – Most visibly damaged concrete (value detracting)**

- 1) Toppler Ct. Roundabout
- 2) 2 Sections of Herrn Ln. Roundabout
- 3) Entry and Exit Curb & Gutter Replacement
- 4) Entry ‘aprons’ at Herrn Ln. and Klingen Gate Ln.
- 5) Curb & Gutter sections replace behind 56 & 57 Toppler Dr.
- 6) 38 Tilley Ln. Drive Entrance.

#### **10. Castle Pines North Master Association Update – Millard Foraker**

- 1) Vote to Reorganize CPNHOA Master Association has taken place. Process on going.
- 2) Distribute ±\$344,000 collected from homeowners – 21 HOA’s. No final decision as to amount per HOA.
- 3) CPNHOA Website plan for maintenance and updates–City of Castle Pines is possibility

#### **11. Hamlet Calendar Review – Millard Foraker**

#### **12. Thank you Vern Cain for installing grab bars on Gatehouse entrance doors**

Millard moved that meeting be adjourned, Keith Seconds. Meeting adjourned at 8:28PM