

Hamlet HOA Annual Meeting

15 January, 2020

Castle Pines Community Center, 7404 Yorkshire Drive, Castle Pines

I. Called To Order at 7:03PM by President Millard Foraker

II. Verification of Quorum – Minimum 25% of homes required

25 Residences present and 12 proxies resulting 37 (61%) residences to surpass quorum of 15 (25%)

III. Introduction of 2019 Board Members

Millard Foraker – President

Wayne Gardner – Director

Christine Berens – Treasurer

Keith Reichelderfer – Director and Chairman of DRC

Art Pincomb – Secretary

Charley Heard – Business Manager

IV. New neighbors in 2019

Bruce and Janet Kramlich – 13 Roder Gate Lane

Kathy Lessig – 50 Old Forge Drive

Tom and Shirley Magner – 49 Old Forge Drive

Terry and Cheryl Hensley – 6 Tauber Court

Bob and Medina Jarman – 43 Herrn Lane

Reid and Denise Pettit – 51 Toppler Court

V. Financial Review – Charley and Christine

a) 2019 year-end financial results

1. Total Receipts of \$116,505 for the year were \$469 lower than the Approved Annual Budget. Due to lower earned interest, offset by higher transfer-fee revenue.
2. Total Expenditures of \$104,260 for the year were \$371 higher than the Approved Annual Budget. Due to overruns in Landscape and Legal Services with offsetting underruns mainly in Common Area Water, Snow Removal and General Repairs.
3. The Net Total Result (Net Income – Expenses) for the year was \$840 lower than the Approved Annual Budget.
4. Expenditures from the Reserve Account in 2019 were Road Repairs at \$10,225 and Upgrade Gate at \$23,955.
5. Total Balance in Banks end of Year \$246,813 (\$4,046/home).

b) 2020 budget and dues

1. Total Revenue \$158,575 (dues increase to \$210/mo., a 4.8% increase above 2019)
2. Total Expenses \$101,292.
3. Net (Revenue – Expense) \$57,283.
4. Operating Expense Reserve is 30% of Annual Operating Expenses, or \$30,388, End of Year 2020
5. Net Reserve Replacement at \$273,708 End of Year 2020

c) Vote to approve 2020 budget

Motion made by Bob Swedberg, seconded by Carl Kasper.

Residences voted unanimously to approve budget as presented by the Board

VI. Old Business – Committee Chairmen

a) DRC – Keith Reichelderfer – Wayne Gardner, Millard Foraker

1. John Forsyth replaces Wayne Gardner on DRC.
2. The DRC role is guiding homeowners with all exterior home improvements and landscaping projects, while ensuring compliance that applies to the Hamlet community.
3. There are two DRC new forms that were presented at the Annual Meeting:
 - i. Design Review Application form, which requires 2 signatures from homeowners and DRC with inspection of materials and design prior to contractor execution.
 - ii. Pre-Sale Inspection Checklist of Covenant Violations form, which assists homeowners, the DRC, the Hamlet HOA and all real estate agents during the listing and eventual sale of the property. The DRC will inspect the exterior of the home and notify homeowners via this form of any covenant violations. The goal is to have homeowner remedy such violation(s) prior to sale. If not, this form will be presented at closing with the title company, then the new homeowner will have 30 days after closing to remedy.
4. 2019 there were 73 DRC applications
 - i. 26 Landscape
 - ii. 9 House Paint
 - iii. 9 Windows or Doors
 - iv. 8 Roofs
 - v. 7 Decks

b) Landscape – Carl Kasper–Wayne Gardner, Bob Swedberg, Peggy Capp

1. Fire Mitigation – So Metro Fire
2. Fall Cleanup
3. Hawthorne Tree Trimming

c) Social – Karla Willoughby, Elaine Hoffman

1. 6 Welcome Baskets to new residences – J Foraker created
2. August Picnic – 65 attended
3. December Dinner – 53 attended

d) Snow - Kent Davis–Norb Cygan, Larry Ramona, Millard Foraker

1. Ice Slicer/De-Icer - Good for melting, bad for grass and dogs

VII. The Year in Review – Millard

- Road patch work
- Road crack/seal
- New gate electronics
- Fire mitigation survey by So. Metro Fire w/plant replacement suggestions
- Landscape committee tree/vegetation audit w/DRC assist
- Implementation of approved governing document revisions
- Continued focus on identification of speeders on Burggarten
- Sprinkler spring activation and fall turn off by Cold Snap
- Excellent lawn maintenance (Keesen) and watering (Peggy Capp)
- Summer BBQ and Holiday Party – 5 STARS for both
- Christmas lighting (street poles, front tree and gatehouse)
Kent and Geri Davis
- Holiday cookies (Judy Nye & Judy Woolley) and a host of cookie bakers.
- Gate opening and maintenance - Bob Cheek and Lawrence Kitchen

VIII. Need for Increased Resident Support – Millard Foraker

Of the approximately 100 able-bodied residents available to do varied jobs/functions only 20% of the total, 20 people, are involved to fill all the needed positions and provide other needed support. We need MORE people to get involved and help carry the load. If not, eventually we will need to hire an Association Management firm which is very expensive and lacks ownership of the Hamlet. We all need to pitch in to keep the Hamlet the way we like it.

IX. New Business

a) Reserve study update – Art Pincomb and Charley Heard

- a. 2019 Update complete – included new Reserve item definition, life of item, cost to replace from bids from road, concrete, and sprinkler system contractors.
- b. Hamlet HOA is very healthy financially with over 100% Current Funding for Reserve replacement.

b) Election of new board members

- Expiring terms : Christine Berens and Wayne Gardner (1 year term for Mike Drake)
- Nominated for new two year term:
Pat Kasper
Wayne Gardner

Motion to approve new board members made by N Cygan, Seconded by Tom Magner, Residences voted unanimously to approve two new Board Members

c) Discussion on changing the governing documents to make the Hamlet a “no home lease” community.

- a. Results on Hamlet opinion survey regarding Hamlet becoming a “no home lease” community.

Need 41 (67%) of residents to approve changing the Covenants to a no lease community. Results of the survey were 32 (52%) Yes, 20 (15%) No and 9 (15%) No Reply.

Discussion regarding Pros (several residents) and Cons (Kevin Pettis) of becoming a “no home lease” community, including past rentals in Hamlet and in other HOA’s, pride of owners versus renters, character of Hamlet, lowering number of rental units if “no home lease” fails. Pettis stated \$3,700/month rent for his home in Hamlet too expensive for other than high-quality renter. Christine mentioned renter beside her (#45 Herrn) paid similar amount and was evicted.

Discussion of Hardship Leasing definition (see Amended and Restated Declaration of Covenants, Conditions and Restriction for The Hamlet Subdivision, Section 5.4. (d). Existing 2 leases will remain grandfathered. Kevin Pettis says his reading of email to residents regarding grandfathering indicates he must sell his home/or occupy when existing lease ends. Board members disagree, there are 2 homes in Hamlet HOA currently leased which will be grandfathered until sold. Needs clarification.

Discussion regarding options for further action by Board to re-survey residents on no home lease community.

d) Vote must be taken for the Hamlet on the possible dissolution of the Master Association. Refer to email from Millard on 16 December, 2019 on this topic.

Hamlet HOA Delegate, Steve Woolley will vote at next Master Association meeting, based on the vote of quorum of Hamlet residences at Annual Meeting. Millard reviews status of dissolution of Master Association and recommends dissolving, leaving about \$350,000 to distribute. Chuck Lowen, Master Association Board Member, states that, although Master Association funded Concert in the Parks, Elk Ridge Park, etc, 85% of \$40/year dues went to salaries, so decision was made to dissolve and distribute approximately \$340,000 to HOA’s. Working with City of Castle Pines to take over Master Association activities, including website.

Quorum of Hamlet HOA residents at Annual Meeting voted unanimously (25 present, 12 proxies) to dissolve Master Association. Individual votes counted by Secretary.

X. Motion to Adjourn Annual Meeting

Carl Kasper made motion to adjourn, Seconded by Ron Neel. Residences voted unanimously to approve to adjourn. Annual meeting adjourned at 9:11PM