

# Hamlet HOA Board of Directors Meeting

July 1, 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 Kramlich #13  
Gloria Stephens #9

## 3. Old Business

A) **Minutes of May 6, 2020 Board Meeting email approved on May 15, 2020.**

B) **Special Board Meeting Monday June 22, 2020** to discuss and vote on concrete bids received for 10 areas of repair/replacement projects for deteriorated concrete in Hamlet HOA. Millard and Art selected the 10 most deteriorated concrete areas that fell within the \$21,800 approved for concrete work in the Reserve Study for 2020. CASI, SaBell's and Foothills submitted bids after inspecting each of the 10 locations. After discussion of the bids, Art made a motion to award CASI's bid of \$25,910 for all 10 locations in the Hamlet. Wayne seconded, Board approved unanimously. Art notified SaBell's and Foothills of the Board's decision that they had not been selected, and signed and submitted the contract to CASI, on June 23, 2020. Date of concrete work is not scheduled yet, probably in late August, early September.

Millard stressed importance of scheduling concrete removal and replacement to allow for continual access in and out of Herrn Ln and Klingen Gate Ln., possibly doing one-half of cross-span at a time.

## 4. New Business

A). **Design Review Committee Report** – Keith Reichelderfer, John Forsyth, Millard Foraker

1) Hamlet Deck Replacement and Material Options. Presentation by Keith Reichelderfer.

DRC needs to be proactive regarding exterior deck replacement.

DRC suggests adding language in Rules & Regulations to provide more deck information and guide homeowners with material options, colors and aesthetics.

Deck features include 1) Low maintenance and easy care, 2) Affordability, 3) Longevity and durability, 4) Colors that compliment window and door frames, exterior stone and house & trim colors, and 5) Aesthetics maintaining the Hamlet model

DRC suggests giving homeowners 4 Deck Material Options for DRC approval:

1. All cedar wood or redwood flooring and railing system.
2. Cedar wood or redwood rail system with composite flooring (±\$50-\$55/LF)
3. Metal rail system with composite flooring (±\$55/LF)
4. All composite rail and floor system (\$75-\$80/LF)

Based on Wayne's knowledge, experience and years on the DRC, he recommends that, "All rail systems are to consist of post, rail and vertical balusters. Round balusters are not allowed. The rail system must be identical to the original redwood or cedar construction, in scale and

dimension. The rails, posts and balusters are an extension of the trim and must be painted to match the trim color of the house. The flooring can be redwood, cedar or a composite material such as Trex of similar product and should closely correlate with the house trim color.” Wayne would eliminate the consideration of metal or composite post, rails and balusters as he feels none of these materials will match the trim colors or dimensions of the original construction, especially in the case of the top rails. Since composition boards are thinner than redwood their use would not be in scale with existing redwood top rails and would not be in keeping with the desired aesthetics of the Hamlet.

Wayne suggests that the DRC continue the option to make exceptions to the Rules & Regulations to allow variances to deck construction materials and colors. Millard disagrees with allowing DRC to make variances in deck construction and materials.

Discussions between Keith, Wayne and Gloria followed. Gloria questions the negative impact on value of homes in the Hamlet if the deck system is allowed to vary from existing specifications in the Rules & Regulations.

Bruce Kramlich #13 has a rotted deck that needs replacement. He sees other homes in the Hamlet with decks that are not in strict compliance with DRC color and material specifications in the Rules and Regulations, and suggests the Board adopts language that indicates that similar materials and colors be used.

Charlie Heard believes that the Board may not be able to strictly enforce existing deck construction specifications in the Rules and Regulations, due to the existence of out-of-compliance decks already constructed in Hamlet, apparently with approval from DRC. Any new language in the Rules & Regulations must be defensible.

The Board agreed to become more educated regarding deck material and color options available and what currently exists in the Hamlet before acting on the DRC recommendation.

- 2) 20 new DRC applications May 6 – June 29, 2020.
- 3) Total 38 DRC applications 2020: 12 Landscape/Trim, 7 home painting, 3 deck repair or replacement, 3 new windows and doors, 3 new gutters, 2 new concrete driveways, sidewalk and back patios, 2 new garage doors, and 6 miscellaneous.
- 4) No pending Pre-Sale Inspection Checklist of Covenants Violation(s) – No homes on MLS listing as of June 29, 2020

**B). Landscape Committee Report** – Carl Kaspar, Wayne Gardner, Bob Swedberg, Peggy Capp

- 1) No action at this time for Ash trees that look dead per COVA Tree.
- 2) Toppler Dr. project nearly complete – Bob Swedburg
- 3) Tree Replacements – Many current trees 35 years old, need to start replacing old/dying trees soon.
- 4) Fire Mitigation Requested for Tract I – request from Tilly Lane Homeowners #36, #37, #38, #39 regarding Tract I fire hazard - unsightly and filled with dead trees and brush, and presents a substantial fire hazard, recent Back Country fire is an example of speed and damage of fires from high temperatures and wind. Carl and Millard will meet with COVA July 15 as well as getting competitive bid for the work.
- 5) Keesen new manager – Katy took Mike’s position – well educated/Chicago

**C). Social Committee Report** – Millard reports cancellation of 2020 Hamlet Summer picnic due to Covid-19 restrictions. Gabriel’s reserved for 12/6/2020 with the hope the Hamlet Winter event can be held.

#### **D). Financial Report – Charley Heard**

- 1) Total Receipts for the year (line 4), through June 2020, and projected 2020 Full Year, is \$156,072, \$2,503 Less 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 (line 23), through June 2020, and projected 2020 Full Year, is \$118,102.39, \$16,810.39 higher than the Approved Annual Budget Expenses of \$101,292. This is due to renegotiated Landscape Contract with Keesen (line 7A) and increased Legal Fees (line 21) due to approved, revised Covenant change. Keesen Contract increase due to labor costs: US-Mexico labor rate saw significant upward adjustment from previous year. The previous contract net hourly billing rate was too low when compared to the actual hours worked).
- 3) The Net Total Result (Net Receipts – Expenses) for the year (line 24), through June 2020, and projected 2020 Full Year is \$37,969.61, \$19,313.39 lower than the Approved Annual Budget Net of \$57,283.
- 4) The Net After Major Replacement Expenditures for the year (line 26), through June 2020, and projected 2020 Full Year is \$16,169.61, \$4,313.39 lower than the Approved Annual Budget Net of \$20,483.
- 5) Total in all Banks end of June 2020 (line 31) is \$272,428.67, Total in all Banks projected 2020 Full Year is \$262,982.47.
- 6) CP North Master Association in process of disbanding and refunding dues to all HOA's – allocation based on number of homes in HOA – Hamlet should get \$5,000-\$6,000 dues refund.

#### **5. Drainage Issues - Millard Foraker**

##### **A) Roder Gate between #6 and #9**

Art indicates we should hire engineering firm to offer solutions and estimate costs to address drainage issues, probably a solution that will involve a less expensive method by improving surface concrete work and a more expensive underground collection and drainage system.

Charley suggests contacting Douglas County drainage agency to advise. They must approve any drainage plan modifications in Hamlet, so should provide support. Millard will make contact.

##### **B) End of Marcus impacting #33 & #34 – This is a snow removal issue, and not drainage issue. Keesen is regularly notified to move snow from roundabout, with irregular success.**

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

Art moved that meeting be adjourned, Wayne seconds motion. Meeting adjourned at 9:47PM