

Hamlet HOA Board of Directors Meeting

March 3, 2021

Hamlet HOA Zoom Board Meeting called to order at 6:00PM 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	Ron & Judie Neal #48	Scott & Carolyn Larrabee #53
Christine Behrens #44	Louis Moore #21	Cass Robins & Herb Josepher #57
Bob Swedberg #60	Tom Magner #49	Rich & Val Denny #59
Peggy Capp #18	Chuck Lowen #15	Terry & Cheryl Hensley #6
Tom Willoughby #32	Matthew Crider #22	Bruce & Janet Kramlich #13
		Kent & Geri Davis #58

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

21 Residences (34%) to surpass quorum of 16 (25%)

4. Old Business

A) Annual Budget Ratification Meeting minutes approved on February 7, 2021

B) Extension of Board Members Term

- Expiring terms at end of 2020: Millard Foraker, Keith Reichelderfer, Art Pincomb
- Nominations for new two year term: None
- Remaining 1 year terms:
 - Pat Kasper
 - Wayne Gardner

Board had made and seconded a motion for a 1-year extension of three Directors (M. Foraker, K. Reichelderfer, A. Pincomb) through the end of 2021 (officially at 12 January 2021 Annual Meeting)

Motion by Residents to approve a one year extension of the above three board members made by Cass Robbins, Seconded by Tom Willoughby - Residences voted unanimously to approve 1-year extensions of M. Foraker, K. Reichelderfer, A. Pincomb

5. New Business

A) CPN/PWSD Inclusion – Chuck Lowen, CPNMD Director & Hamlet Resident

Chuck gave an excellent presentation regarding the benefits of water and sewer customers in Castle Pines approving the upcoming proposed inclusion of the CPN Metropolitan District into the Parker Water & Sanitation District (PWSD). Failed CPNMD ballot measures in 2016 (\$120 million) and 2018 (\$103 million) led to new directors, including Chuck, which has led to the latest proposal, which costs the district all of CPNMD assets (\$34.8 million). Inclusion in the PWSD would include consolidating services with a larger, well-established water district, which owns Reuter-Hess Reservoir and possesses water rights throughout the Front Range. According to Chuck, inclusion secures 75% of the renewable water supply to Castle Pines at no out-of-pocket costs, improves efficiencies, decrease property taxes, and, according to the feasibility study, reduces monthly bills to CPNMD customers.

Ballots will be mailed in April and are due on May 4, 2021. If approved by voters, the inclusion would go into effect on January 3, 2022.

Thank you for your service Chuck.

B) Community Survey results and next actions

Millard's 2/22/2021 email notified residents that the Board was moving forward with the covenant revision to include traditional grandfathering for #5, 6 and 7, for as long as they own their current house.

Contradictory language in the Covenants, Declaration 5.10(c) lead the Board to eliminate any reference to pickup truck load capacity and instead focus on the size of the vehicle and not vehicle type. Oversized is defined as too large to be parked in an enclosed garage. The revision fully allows any pickup or SUV which can be parked in the homeowner's garage can be parked in the driveway.

Millard informed the residents that, based on the results of the Community Survey, the Board had decided to proceed with the covenant revision as noted above. Millard will reach out to Altitude Law to begin the process of preparing the covenant revision for resident voting. Residents should receive the Covenant revision within the next several weeks.

C) Committee Reports

1) DRC – K. Reichelderfer, M. Foraker, J. Forsyth

6 New DRC applications submitted from 1/1/2021 to 3/1/2021

3 Deck Replacements - #13, #18, #49. All used recently expanded options for low-maintenance materials.

2 House Painting - #48, #54

1 Roll-Off dumpster for interior remodeling - #6 – 3/14 – 4/21/2021

2) Landscape Committee Report – C Kaspar, W Gardner, B Swedberg, P Capp

Tract 1 stump removal completed, with bench and birdhouse to be added this Spring
The Keesen contract renewal is currently being negotiated, and will include the option not to mow during dry, hot periods and adding the flexibility to substitute other projects for the mowing or receive invoice credit for work not done.

3) Snow Committee – K. Davis, N. Cygen, L. Ramona, M. Foraker, D. Cox

Keesen is called to plow when a snow event is 4” or more. There have been several 2-3” snows this year, with no plowing, resulting in ice development, particularly in shaded areas. The committee is aware that Ice-Slicer needs to be applied in areas where slipping and falling has occurred, as a safety issue.

D). Financial Report – Charley Heard.

- 1) Total Receipts for the year (line 4), through February 2021, and projected 2021 Full Year, are \$154,223.53. This is \$66.53 Better than the Approved Annual Budget Receipts of \$154,157.00.
- 2) Total Expenses for the year (line 23), through February 2021, and projected 2021 Full Year, are \$119,684.00. This is \$1,175.00 Worse than the Approved Annual Budget Expenses of \$118,509.00. The overage is due to Grinding Stumps in Common Area I (13P), Trash Removal (18) and Telephone for Gate Entry System (17).
- 3) The Net Total Result (Net Receipts – Expenses) for the year (line 24), through February 2021, and projected 2021 Full Year is \$34,539.53. This is \$1,108.47 Worse than the Approved Annual Budget Net of \$35,648.00 (line 24).
- 4) The Net After Major Replacement Expenditures for the year (line 26), through February 2021, and projected 2021 Full Year is \$3,939.53. This is \$1,108.47 Worse than the Approved Annual Budget Net of \$5,048.00 (line 26).
- 5) Total in all Banks through the end of February 2021 (line 31) is \$273,895.24.

E). Calendar Review – Millard Foraker

- F). P. Capp moved that the meeting be adjourned, seconded by G. Davis. The meeting was adjourned at 7:51PM.