

Hamlet HOA Board of Directors Meeting

September 2, 2020

Hamlet HOA Zoom Board Meeting called to order at 7:02PM 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
Terry & Cheryl Hensley #6 Rich & Val Denny #59

3. Old Business

A) Minutes of July 1, 2020 Board Meeting email approved on July 10, 2020.

B) New Hamlet HOA Website – Charley Heard

CPN HOA Master Association has been dissolved, Website dismantled
Hamlet HOA Website <https://HamletCastlePines.com> Webmaster Victor Torres
Maintained by Charley Heard
New Capabilities – Suggestion Box, Questions to Hamlet Board of Directors
3-Year contract \$995.67 Total, compared to previous \$40/Resident dues with CPN HOA
After Year 4 cost is \$144/Year Hosting
Thank you Charley!!!

C) Board Approves Revision to Rules & Regulations – Millard

Millard explained that, contrary to Bylaws and Covenants, Conditions and Restrictions, which require 2/3 majority of Hamlet Residents, the Rules & Regulations require only a majority of the Board of Directors for approval. Millard also explained that the DRC needed to update the R&R to respond to numerous requests for Hamlet Deck Replacement and Material Options. DRC applications for deck replacement were requesting options allowing for low maintenance, affordability, durability, colors that compliment window and door frames, and aesthetics. Strict requirements for Deck Material Options were added. DRC also added a Visual Inspection of Materials/Colors prior to installation. In addition, the Pre-Sale checklist was codified in the R&R. A recap of the process followed in the R&R revision follows:

- 1) Art made a motion, by email, on August 3, 2020 to approve the Final Version of the Deck Flooring and Rail System Options and add it to Section VII. Design Review of the Rules and Regulations of the Hamlet Castle Pines North Homeowners Association, Inc. Keith and Pat Seconded the motion, via email, on August 3, 2020.
- 2) Art made a motion, by email, on August 3, 2020 to approve the Radon Equipment Placement Options and Painting and add it to Section VII. Design Review of the Rules and Regulations of the Hamlet Castle Pines North Homeowners Association, Inc. Keith and Pat seconded the motion, via email, on August 3, 2020.
- 3) Millard notified the Board Members on August 4, via email, that he had received a second to the motions approving addition of the final version of Deck Flooring and Rail System Options and Radon Equipment Placement Options and Painting to the Hamlet Rules and Regulations.

- 4) The vote was conducted on August 4, 2020, by email, after the seconds for the two motions were received by email.
- 5) The Final Version of the Deck Flooring and Rail System Options motion was passed by a vote of the Board of 4 yea and 1 nay.
- 6) The Radon Equipment Placement Options and Painting motion was passed by a vote of the Board of 5 yea and 0 nay.
- 7) The revisions were added to the Hamlet Rules & Regulations effective August, 2020.

D) Curb & Gutter Repairs – Colorado Asphalt Services, Inc. completed the Curb & Gutter repair and replacement August 12 – 15, 2020. All 10 projects were completed. The original bid was for \$25,910.25. A Change Order, to add additional patch back to the Toppler Ct. roundabout added \$1,827.50 to the bid. The Invoice has been received totaling \$27,737.75. Positive feedback has been received from several residents. Millard contracted ASI to power-sweep the affected areas, totaling \$187.50.

4. New Business

A) DRC – Keith Reichelderfer, Millard Foraker, John Forsyth

- 1) 16 new DRC applications submitted from July 2 to August 31, 2020.
- 2) Total 54 DRC applications 2020: 14 Landscape/Trim, 9 home painting, 5 deck repair or replacement, 7 new windows and doors, 3 new gutters, 3 concrete work, 2 new garage doors.
- 3) Homes for sale:
 - a. #7 Tauber Court – Pre Sale Checklist of Covenants Violation(s) – No covenant violations,
 - b. #21 Klingen Gate – Under Contract - Pre Sale Checklist of Covenants Violation(s) – No covenant violations.

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

- 1) Tract I – COVA scheduled to do scrub oak thinning 8 September, with Keesen to do ground cleanup September 10
- 2) Sprinkler Winterization October 2 & 3.
- 3) Project J – Standing water needs work
- 4) New sprinkler added and new sod installed - #6 – Wayne & Terry

Mulching and Stonework front area – Thank you Wayne & Terry

C). Social Committee The room at Gabriel’s is still reserved but due to the continuation of the Covid-19 virus it is highly unlikely we will be able to have the annual Holiday dinner.

D). Financial Report – Charley Heard

- 1) Total Receipts for the year (line 4), through August 2020, and projected 2020 Full Year, is \$160,771.95. This is \$2,196.95 more than the Approved Annual Budget Receipts of \$158,575.00. The positive variance is due to the refund of \$4,855.95, or \$79.61/home, from the dissolution of the Master Assn.
- 2) Total Expenses for the year (line 23), through August 2020, and projected 2020 Full Year, are \$121,481.38. This is \$20,189.38 higher than the Approved Annual Budget Expenses of \$101,292.00. The overage is due to renegotiated Landscape Contract with Keesen (line 7A), Fire Mitigation on Tract I (line 13J), Estimated Drainage Repairs on Roder Gate Lane (line 13L), Website construction and 3-year hosting (line 19A) and increased Legal Services.

- 3) The Net Total Result (Net Receipts – Expenses) for the year (line 24), through August 2020, and projected 2020 Full Year is \$39,290.57. This is \$17,992.43 lower than the Approved Annual Budget Net of \$57,283.00.
- 4) The Net After Major Replacement Expenditures for the year (line 26), through August 2020, and projected 2020 Full Year is \$15,290.57. This is \$2,992.43 lower than the Approved Annual Budget Net of \$20,483.
- 5) Total in all Banks through the end of August 2020 (line 31) is \$282,549.19.
- 6) CP North Mater Association disbanded and refunded to all HOA's – Hamlet HOA receiver \$4,855.95.

E). Drainage Issues on Roder Gate Ln - Millard Foraker

Special Board Meeting inspected drainage between #6 & #9 – August 27, 2020

Wayne reminds Board about flooding in Hamlet several years ago

Wayne contacts Larry Nimmo – City of Castle Pines Public Works Director inspects with Art

City of Castle Pines Public Works Engineer Jennifer – inspects - inadequate to handle high volume of water

Gary Thomas – Drainage Engineer – Inadequate for high water flows – inspects with Millard & Wayne

- 1) Take concrete spillway and rip rap out
- 2) Excavate 2 feet lower
- 3) Boulders on both sides
- 4) Fill concrete side of collection grate

Bids – 5 bidders, 3 have submitted bids

Concrete Company - \$4,900 Concrete only, no boulders

Rivera \$6,950, no boulders

Greenfields (Michael) \$4,650 do everything, remove channel, dig 2 feet deeper, concrete, add boulders

Millard makes motion for Terry and Wayne to be responsible for doing any preliminary work with Gary Thomas, between September 2 and next Board meeting, related to the Roder Gate drainage area. Seconded by Wayne. Motion passes unanimously

5. Hamlet Calendar Review – Millard Foraker

Millard moved that meeting be adjourned, Keith seconds motion. Motion passed. Meeting adjourned at 8:41PM