

Hamlet HOA Board of Directors Meeting

November 6, 2019

Meeting at 9 Roder ate Lane; called to order at 7:00PM by Millard Foraker - President

1. Board Members Present

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

2. Residents Present:

Carl Kaspar #54	Teresa St. Hilaire #46	Bob Swedberg #60
Pat Kaspar #54	Peggy Capp #18	Ron Neel #48
Steve Wooley #21		

3. Castle Pines Master Association Update – Steve Wooley – Hamlet HOA Master Association Delegate

- 1) Master Association Meeting is November 14, 2019 – Steve and Millard to attend
- 2) Vote to Dissolve CPNHOA Master Association
- 3) Distribute \$344,000 collected from homeowners – Perhaps distribute back to individual homeowners or individual HOA's
- 4) CPNHOA Website plan for maintenance and updates– Uncertain, City of Castle Pines is possibility
- 5) Millard moves to elect Steve W. as Hamlet HOA Master Delegate for 2020, seconded by Wayne – unanimously approved

4. Minutes of July September 4, 2019 Board Meeting approved on September 12, 2019

5. Design Review Committee – Keith Reichelderfer, Wayne Gardner, Millard Foraker

- 1) 72 total applications submitted in 2019, 24 since September 4 meeting, 18/24 trimming/removing dead tree branches
- 2) 2 - 1st approvals pending completion
- 3) 2 - #36 & #55 have not submitted DRC Form for required tree trimming/removal
- 4) Non-Compliance will result in application of Rules & Regulations

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

- 1) Keesen Fall Cleanup Nov 13&14

7. Social Committee – Karla Willoughby, Elaine Hoffman

- 1) Hamlet Christmas Party December 1, 2019 – 30 signed-up to date

8. Reserve Study – Progress Report – Art Pincomb & Charley Heard

- 1) Reserve Replacement for Street Repair Asphalt & Curbs and Streets Recoating with Asphalt represent more than 52% of the total Reserve for the Hamlet.
- 2) SaBell's Civil and Landscape LLC (recommended by Larry Nimmo, Castle Pines Public Works Director) was contacted to submit cost estimate for all concrete curb and gutter repair and

replacement, including roundabouts. The bid to repair damaged roundabout curbing was \$20,055. The bid to replace curbs and gutters, primarily along Toppler Dr. and miscellaneous areas \$17,325.

- 3) Measurements for all asphalt removal and replacements have been submitted to Schmidt Construction Co. (recommended by Larry Nimmo). Awaiting inspection to prepare bid. Should be complete during the week of November 11.
- 4) Charley, Millard and Art will meet to finalize Reserve Study Update after estimate from Schmidt Construction Co. received.

9. Financial Report – Charley Heard

- 1) Total Receipts for the year are projected to be Worse (\$434) than the Approved Annual Budget. This is due to lower earned interest, partially offset by higher transfer-fee revenue.
- 2) Total Expenditures for the year are projected to be Better \$216 than the Approved Annual Budget. This is due to overruns in Landscape and Legal Services with offsetting underruns mainly in Common Area Water and General Repairs.
- 3) The Net Total Result (Net Income – Expenses) for the year is projected to be Worse (\$218) than the Approved Annual Budget.
- 4) Total in all Banks end of October \$264,610, Total in all Banks end of December Current Estimate \$248,852.
- 5) Reserve Replacement total \$248,852 - \$103,673 (1 year budget) = \$145,178 (recommended definition). Hamlet will revise 1 year budget for Reserve Study.

The total actual and budgeted YTD expenditures are relatively close, it should be noted \$11,030 of the \$16,000 of the Snow Removal budget for 2019 has been spent. The remaining snow budget of \$4,970 covers the rest of 2019 (no billing for October snow received from Keesen).

\$32,763 Major Replacement Costs 2019 - \$8,702 (Street) and Gate (\$24,061) – From Reserve Replacement

10. 2020 Budget

- 1) Total Revenue \$158,575 (dues increase to \$210/mo.) 4.8% increase above 2019 (after 3 month, \$200/resident refund adjustment)
- 2) Total Expenses \$101,348 (with revised Landscape Maintenance Proposed Budget of \$8,795) . 2.24% decrease from 2019.
- 3) Millard made a motion to approve Landscape Maintenance Proposed Budget 2020, (revised after deducting \$2,695, to \$8,795, for non-approved items), seconded by Wayne, approved unanimously.
- 4) Net (Revenue – Expense) \$57,227

Art made a motion to approve Charley's 2020 Hamlet Budget, revised by Landscape Proposed Budget adjustments, seconded by Christine, unanimously approved.

11. Hamlet Calendar Review

CPN Master Delegate Meeting November 14
Landscape Contract contract negotiated in December
Holiday Lights/Decorations – Yawning Bear in December
Annual Hamlet Holiday Party December 1

Millard moved that meeting be adjourned, Wayne Seconds. Meeting adjourned at 9:05PM