

Hamlet HOA Board of Directors Meeting

November 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 - Absent
Art Pincomb - Secretary
Charley Heard – Business Manager
Pat Kaspar – Treasurer
Wayne Gardner- Director

2. Residents Present via Zoom:

Bruce Kramlich	Peggy Capp
Carl Kaspar	Ron & Judie Neel
Bob Swedberg	Terry & Cheryl Hensley
Louis Moore	
Christine Behrens	

3. Old Business

September 1, 2021 Hamlet HOA Board Meeting minutes approved on September 10, 2021

4. New Business

A) Committee Reports

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

17 New DRC applications submitted from 9/1/21 to 10/31/21
63 Total DRC submissions from 1/1/2021 – 10/31/2021

12 - House Painting
27 – Landscaping
12 – Decks - Partial to entire replacement. Used new deck materials option.
3 – Gutter Replacements
4 - Roll-Off dumpster for interior remodeling
2 – New Garage Doors
1 – Install new exterior lighting
2 – Install new AC condenser units

63 Total

2) Social Committee Report – Karla Willoughby, Elaine Hoffman, S. Magner & M. Jarman (M. Foraker reporting)

Annual Holiday Party – Sunday December 5, 2021 – Gabriel’s Restaurant, Sedalia, CO
RSVP Last Day is November 14, 2021

B). Financial Report – Charley Heard

- 1) Total Receipts for the year (line 6), through October 2021, and projected 2021 Full Year, are \$154,487.12. This is \$330.12 Better (Higher) than the Approved Annual Budget Receipts of \$154,157.00.
- 2) Grand Total Expenses for the year (Line 31), through October 2021, and projected 2021 Full Year, are \$109,918.87. This is \$8,590.13 Better (Lower) than the Approved Annual Budget Expenses of \$118,509.00.

The difference is due mainly to positive variances of +\$6,134.00 Mowing, Fertilizing, Weed Control (Line 7); +\$5,250.00 Street Maintenance (Line 14); +\$2,000 Snow Removal (Line 19); and negative variances of -\$3,308.58 Legal Services (Line 25); -\$1,487.38 Add Retaining Boulders Tract 1 & Burggarten (Line 30I); and -1,020 Grind Stumps in Common Area (Line 30K).

- 3) Net of Receipts minus Expenses (Line 32) – Receipts minus Expenses for the year, through October 2021, and projected 2021 Full Year are \$44,568.25. This is \$8,920.25 Better (Higher) than the Approved Annual Budget Net of \$35,648.00 (line 32).
- 4) Total in all Banks through the end of October 2021 (line 37) is \$308,388. The Bank Balance for December 31, 2021 is projected to be \$314,523.96.

5. Update re: New CO State Laws - Hamlet Castle Pines HOA must comply by updating policis

- A) Association Records – See www.hamletcastlepines.com **POLICY OF THE HAMLET AT CASTLE PINES NORTH HOMEOWNER'S ASSOCIATION, INC. REGARDING POLICY AND PROCEDURE FOR INSPECTION AND COPYING OF ASSOCIATION RECORDS**
- B) Flags & Signs – See www.hamletcastlepines.com **POLICY OF THE HAMLET AT CASTLE PINES NORTH HOMEOWNER'S ASSOCIATION, INC. FOR DISPLAY OF FLAGS AND SIGNS IN THE COMMUNITY**
- C) Solar Devices – See www.hamletcastlepines.com **POLICY OF THE HAMLET AT CASTLE PINES NORTH HOMEOWNER'S ASSOCIATION, INC. REGARDING SOLAR DEVICES**
- D) Xeriscaping – See www.hamletcastlepines.com **POLICY OF THE HAMLET AT CASTLE PINES NORTH HOMEOWNER'S ASSOCIATION, INC. REGARDING XERISCAPING**

6. Proposed 2022 Landscape Budget

Landscape Committee Proposal/Board Reviewed and Approved 09/21/2021

\$2,775.00 Items 30A – E

\$4,935.00 Refurbish River Rock Along Streets

\$ 0.00 Item 30G Add Boulders to Various Locations

\$7,710.00

\$4,496.00 Other/Maintenance Items

\$12,206.00 Proposed and HOA Board approved Landscape Budget 2022

7. Reserve Study Review

New Goal is to do \$25,000 in Curbs & Roundabouts in 2022 and complete Streets with asphalt replacement in 2023.

Concrete for Curbs and Gutters – Reserve Study schedule has \$25,000 in 2022
Street Light Underground Electrical – (before roads asphalt because cross road - \$64,000 budgeted in Reserve Study to complete and \$236,000 for replacing all street asphalt in Hamlet in 2023

Action Items are 1) CORE determines how to replace underground electrical for existing 14 street lamps, 2) Will CORE do it for us, 3) do we replace existing lines which go under roads, or can they be somehow plugged into existing electrical boxes

8. Proposed 2022 Hamlet Budget

Annual dues increase for 2022 to \$215/month

Total Receipts budgeted for 2022 - \$158,095

Total All Expenses budgeted for 2022 - \$120,130

Motion to approve Proposed 2022 Hamlet Budget P Kaspar, Seconded W.Gardner,

Passed with unanimous vote of HOA Board members present

9. Calendar Review – Millard Foraker

10. A. Pincomb made a motion to adjourn the meeting, seconded by P. Kaspar. The meeting was adjourned at 7:45PM.