

Hamlet Board of Directors Meeting
March 2, 2022, 6:00 P.M.

Hamlet HOA Zoom Board Meeting called to order at 6:00 PM by Art Pincomb - President

I. Board Members Present

Art Pincomb-President
Bruce Kramlich-Vice President
John Forsyth-Member-at-Large
Louis Moore-Secretary
Pat Kaspar-Treasurer
Charley Heard- Business Manager

II. Residents Present via Zoom

Wayne Gardner
Bob Swedberg
Larry Aukerman
Christine Berens
Manuel & Barbra Fernandez-Quevedo

III. Old Business

- a) January 24, 2022, Hamlet HOA Board of Directors Organizational Meeting minutes approved on March 2, 2022
- b) Decide meeting by meeting if we meet in person or by zoom.
- c) Staggered the expiration dates for the director's terms for better continuity.
- d) Reinstated the Nominating Committee which is the Board of Directors.

IV. New Business

A) Committee Reports

1) Landscape Committee Report

- a) Wayne Gardner will have a future organizational meeting for rocks.
- b) Peggy Capp has had 1 interview and working on 3 other bids to replace Coldsnap.

2) Design & Review Committee Report – John Forsyth

- a) Laura Cordier placed a U-Haul pod at her home for her daughter.
- b) John Forsyth's DRC application to add shades to deck and paint deck beams was approved by Millard Foracker.
- c) Presale inspections for #17 & #52 completed and submitted.

3) Snow Committee Report - Dave Cox

- a) Need to replace Norb Cygan who is moving.
- b) Thanks to Wayne Schneider for plowing the sidewalk to the gatehouse.

4) Social Committee Report

No report.

5) Gate Committee Report

- a) Gate issues were from an expired rechargeable battery.
- b) Batteries last about 1 ½ years, replacement date added to the calendar.
- c) Keypad at the gate may need to be replaced – Lawrence K.
- d) Researching installing Wi-Fi in Gatehouse to better handle numerous area codes – Charley (present analog telephone system is near its area code capacity).

B) Financial Report-Charley Heard

- a) Total Receipts for the year (line 5), through February 2022, and projected 2022 Full Year, are \$157,633.30. This is \$461.70 Worse (Lower) than the Approved Annual Budget Receipts of \$158,095.00.
- b) Grand Total All Expenses for the year (line 31), through February 2022, and projected 2022 Full Year, are \$120,166.00. This is \$36.00 Worse (Lower) than the Approved Annual Budget Expenses of \$120,130.00.
- c) The Receipts - Expenses for the year (line 32), through March 2022, and projected 2022 Full Year is \$37,467.30. This is \$497,70 Worse (Lower) than the Approved Annual Budget Net of \$37,965.00 (line 32).
- d) Total in all Banks through the end of February 2022 (Line 39, Column B) is \$341,231.91.

V. Other Board Agenda Items

- a) Recent heavy snows affect the snow removal budget. Plowing begins after the snow stops.
- b) Vehicles on Burggarten, No parking on Burggarten, . The speed limit is 15 MPH. Residents refer to covenants which are online at <https://hamletcastlepines.com>
- c) CPNMD, CPNMD is not merging with Parker Water.
- d) New Resident Information, Welcome letter is reviewed.
 - a. Art Pincomb made a motion that the Welcome Letter be adopted, seconded by John Forsyth, motion carries. A copy of the Welcome Letter will be emailed to residents.
- e) Charley Heard will include the Welcome Letter with the sale HOA documents sent to title companies.

VI. Calendar Review_ Art Pincomb

Nominating Committee meets July 2022.

VII. Open Forum – Non-Agenda Items

- a) Christine Berens, Gatehouse security, mail, and packages discussion.
 - a. Need internet for security cameras & signage.
 - b. Motion sensors lights.
 - c. North door doesn't always automatically close, possibly install a stronger closing spring.
 - d. Charley will do research on security system for gatehouse.
- b) John Forsyth, Discuss exterior color combinations due to sun fading.

VIII. Art Pincomb Motion to Adjourn by, seconded by Pat Kaspar. The meeting was adjourned at 7:21 P.M.