

Hamlet Board of Directors Meeting

May 4, 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
Louis Moore-Secretary
Pat Kaspar-Treasurer
Charley Heard- Business Manager

II. Residents Present via Zoom

Dave Cox
Millard Foraker
Cheryl Hensley
Peggy Capp
Bob Swedberg
Christine Berens

III. Old Business

March 2, 2022, Hamlet Board of Directors Meeting was approved on May 4, 2022.
Gatehouse door closing will be repaired and handle lubricated
Altitude Law – Covenant Enforcement May 25, 2022 – 5:30-7:00PM

IV. New Business

A) Committee Reports

1) Landscape Committee Report

- a) The sprinkler (Divine Landscape Concepts) turn-on went well, pleased with their service.
- b) Great clean-up with a big thank you to Peggy Capp.

2) Design & Review Committee Report – John Forsyth

- a) There were numerous deck & landscaping requests through March & April.
- b) There were two pre-sale checklists, #36 and #16.

The DRC Application synopsis for this reporting period is below. The slight increase in applications may be attributed to the lifting of COVID restrictions and Hamlet residents reacting to the August 2021 Fire Mitigation report. Six residents have or will be removing juniper bushes planted close to their homes. I've combined some reporting categories for understanding ease. There's a separate table (one time only) which shows specifics. DRC Applications are running slightly ahead of last year. As of 4/30/22 close, 25 applications entered the DRC process. Twelve are in First Approval status and 13 are Final. Signed documents have been archived in Dropbox.

March - April 2022:

First Approvals:

- 0 - Deck
- 8 - Landscaping
- 1 - Miscellaneous

0 - Painting
1 -
Structure
Final
Approvals:
3 - Deck
7 - Landscaping
1 - Miscellaneous
0 - Painting
4 - Structure
25 - Total

January - February 2022 (Previously Reported)

1 - Deck
0 - Landscaping
3 - Miscellaneous
0 - Painting
0 - Structure
4 - Total

Cumulative Total, January - April

This reminder is for all residents; prices of construction lumber have increased dramatically over the past year. So the DRC is encouraging residents to check their structure's condition. If you aren't sure, find an expert you trust to provide an honest assessment. Attention to a single issue now can preclude a more extensive (and expensive) repair of multiple issues later. Finally, I am hearing a lot of woodpecker activity in the area; and they don't appear to differentiate between a Cedar plank or a pine tree trunk. I recommend vigilance.

John Forsyth, DRC Chair

3) Snow Committee Report - Dave Cox

- a) Dave Cox is meeting with Keesen Landscaping to discuss plowing damage.
- b) Personal stakes to be returned.
- c) Carl Kaspar's son will weld the buck's antler.

4) Gate Committee Report

Gate House-Security System Update, Art Pincomb, Charley Heard, Chris Berens, Bruce Kramlich & Louis Moore will meet at the Gatehouse Friday, May 13, 2022, at 10:00 A.M. Discuss protecting residents, building & contents.

B) Financial Report-Charley Heard

a) Total Receipts for the year (line 5), through April 2022, and the projected 2022 Full Year, are \$157,677.00. This is \$418. Worse (Lower) than the Approved Annual Budget Receipts of \$158,095.00.

b) Grand Total All Expenses for the year (line 31), through April 2022, and projected 2022 Full Year, are \$119,413. This is \$717 Better (**Lower**) than the Approved Annual Budget Expenses of \$120,130.00.

c) The Receipts - Expenses for the year (line 32), through April 2022, and projected 2022 Full Year is \$38,264.00. This is \$299 Better (Higher) than the Approved Annual Budget Net of \$37,965.00 (line 32).

d) Total in all Banks through the end of April 2022 (Line 39, Column D) is \$354,233.66.

e) The Hamlet Financial Report is available on the Hamlet website at <https://hamletcastlepines.com>

V. Other Board Agenda Items

A) Calendar Review_ Art Pincomb

- b) The annual clean-up is May 21, 2022, at 10:00 A.M.
- c) Aerate & Fertilize May 16 to 27 (mark sprinklers)

B) Concrete Curbs & Gutters

Concrete curbs and gutters work will be completed in July.
The sidewalk extension at #7 will be made wheelchair accessible.

C) The DRC & Landscape committees will not pursue study of fire mitigation issues at the present time.

VI. Open Forum – Non-Agenda Items

Keesen needs to mow opposite direction to avoid staying in same path every mowing and creating ruts.

VII. Bruce Kramlich, Motion to Adjourn by, seconded by Cheryl Hensley. The meeting was adjourned at 7:32 P.M.