

Hamlet Board of Directors Meeting

July 6, 2022, 6:00 PM

I. Hamlet HOA Zoom Board Meeting **called to order** at 6:00 PM by Art Pincomb

II. Board Members Present

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

III. Residents Present via Zoom

Millard Foraker
Dave Cox
Medina Jarman

IV. Old Business

- A) May 4, 2022, Hamlet Board of Directors Meeting was approved on July 6, 2022.
- B) Consider adding a natural disaster column to the budget, perhaps \$3,000.

V. New Business

A) Committee Reports

1) Landscape Committee Report-Carl Kaspar

a) Thank you to the landscape committee for painting the gatehouse.

b) The deer horn will be welded when the grass is wet to mitigate a fire hazard.

c) Keeson will mow on Fridays.

d) The gatehouse flag holder needs to be remounted.

2) Design & Review Committee Report – John Forsyth

a) Correction to the Hamlet Rules and Regulations; Section VII, Paragraph 8. ROOFING MATERIAL 4) IJL2218 **Class 4** fire resistance rating. Needs to be revised to **Class A**. Pat Kaspar motioned that the Hamlet Rules & Regulations be corrected to be “Class A” shingles. Seconded by Art Pincomb, the motion passes.

b) The DRC Application synopsis for this reporting period is below. Residents continue to respond to guidance received from South Metro Fire Marshals and mitigate Hamlet properties. A total of seven property owners have or will be removing juniper bushes in 2022 since the assessment was released last fall.

c) I’ve combined some reporting categories for understanding ease. There’s a separate table (one time only) that shows specifics. DRC Applications are running slightly ahead of last year. As of the 6/30/22 close, a total of 17 applications entered the DRC process. Five are currently in First Approval status and 12 are Final. Documents have been archived in Dropbox

- 3) Snow Committee Report - Dave Cox
 - a) Most of the snow removal damage has been repaired.
 - b) There is still damage at the top of Burggarten.
 - 4) Gate Committee Report
 - a) The replacement arm, keypad & sensors have arrived.
 - b) Gate Specialties will install needed parts & diagnose the intermittent operation of the exit gate.
 - c) There is no service or maintenance agreement
 - 5) Gatehouse Committee Report-Christine Berens
 - a) How to make it more secure? There is a range of solutions that are being considered.
 - b) A report will be prepared for the next meeting.
 - 6) Social Committee-Medina Jarman & Shirley Magner
 - a) The annual picnic is on August 13, 2022.
 - b) The committee will need help setting up the chairs & tent along with takedown. Kent Davis has the tent.
 - 7) Nominating Committee-Art Pincomb
 - a) Pat Kaspar & Louis Moore are nominated for 2-year terms.
 - b) Pat Kaspar moves to create a nominating committee consisting of Bruce Kramlich, John Forsyth, Charley Heard & Art Pincomb. The motion was seconded by John Forsyth and passed.
 - 8) HB 1137 Signed by the Governor on June 3, 2022
 - a) Altitude Law recommends that we adopt policy changes that will bring the Hamlet into compliance. The cost is \$395. Bruce Kramlich motioned that we implement the Altitude Law changes. Seconded by Karl & Pat Kaspar, the motion passes.
- B) Financial Report-Charley Heard
- a) Total Receipts for the year (line 5), through July 2022, and the projected 2022 Full Year, are \$157,785.50. This is \$309.50. Worse (Lower) than the Approved Annual Budget Receipts of \$158,095.00.
 - b) Grand Total All Expenses for the year (line 31), through July 2022, and projected 2022 Full Year, are \$118,761.60. This is \$1,368.40. Better (Higher) than the Approved Annual Budget Expenses of \$120,130.00.
 - c) The Receipts - Expenses for the year (line 32), through July 2022, and projected 2022 Full Year is \$39,023.90. This is \$1,058.90. Better (Higher) than the Approved Annual Budget Net of \$37,965.00 (line 32).
 - d) Total in all Banks through the end of June 2022 (Line 39, Column F) is \$346,403.98

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

f) We may want to consider placing some money into a CD. There are many special offers. This could make an additional \$3,000 to \$4,000.

g) Discussed Hamlet road replacement, bids & budgeting.

VI. Other Board Agenda Items

A) We will consider having the September 7th board meeting outside.

B) Create a gate maintenance calendar.

C) The door knob on the north side of the gatehouse needs to be replaced.

VII. Pat Kaspar, Motion **to Adjourn** by, seconded by Bruce Kramlich. The meeting was adjourned at 8:27 P.M.