

Hamlet Board of Directors Meeting
March 8, 2023, 6:00 P.M.

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

II. Board Members Present

Art Pincomb-President – 1 year term
Bruce Kramlich-Vice President – 1 year term
John Forsyth- Director – 1 year term
Louis Moore-Director - 2 year term
Medina Jarman -Treasurer – 2 year term
Charley Heard – Business Manager

III. Residents Present via Zoom

Wayne Gardner	Millard Foraker
Carl Kaspar	Christine Berens
Robert Swedberg	Dave Cox
Keith Reichelderfer	Manny Fernandez

IV. Old Business

- a) February 20, 2023, Hamlet HOA Board of Directors Organizational Meeting
 - President – Art Pincomb – 1 year term
 - V. President – Bruce Kramlich – 1 year term
 - Director – John Forsyth – 1 year term
 - Director – Louis Moore – 2 year term
 - Treasurer – Medina Jarman – 2 year term
- b) January 25, 2023 Annual Meeting minutes approved on 2/8/23
- c) Officers are for 1 year term
- d) Wayne G. Electrical Lights committee – 13 exterior street lamps, 3 exterior Gate House lights w/bulbs - \$2,325 in Annual Budget – NO, Board decided NO

V. New Business

- a) Open Forum
 - Recommendation for more homeowners to turn lights on after dark – no action taken.
 - Asphalt resurfacing proposed for July/August 2023. Temps must be over 50 degrees for a certain time frame. Paving work requires 12 ft of vertical tree clearance. \$160k available for use at time of install. Remainder of funds are in an 18 month CD that will likely incur a minimal early withdrawal penalty. No curb & gutter work will be completed before the asphalt resurfacing.
 - Art Pincomb will contact The Ridge Golf Course regarding concrete drainage issues on golf course sidewalk adjacent to The Hamlet to determine if they will contribute for the repairs.
 - Entry/exit gate repairs scheduled for 3/9/23. Insurance company was not contacted regarding damage. What is the warranty on the work completed? Is a service contract warranted for the future? \$4-5k in upgrades are recommended by Liftmaster to bring gates

- up to date. Gate cameras would cost \$4-5k with license plate readers. Might require significant effort to maintain, monitor, etc.
- b) Thank you Millard & Judy Foraker for initiating new Pedestrian Traffic Crossing Signal.
- c) SAIA Trucking will pay \$350 for COVA Tree work on Roder Gate roundabout due to damage on 1/30/2023. Claim Number is 2367338DEN-A. COVA estimate provided on 3/6/23.
- d) Louis Moore created Real Estate Stats for the Hamlet – Contact him for a copy of the report.

A) Committee Reports

1) Landscape Committee Report – Carl Kaspar - Chair

- Moving truck on site for move at #7 caused damage to trees/branches on Burgarten.
- The Ridge golf course has vole/mole issue. They attempt to disburse rather than exterminate them, so they may be more prevalent in The Hamlet. Carl recommends placing poison in tubes around the property.

2) Snow Committee Report - Dave Cox

- A 2023 Snow Committee Action Plan was developed that utilizes both the average # of inches of snow along with the forecasted temperatures to determine the plowing and/or ice slicer scheduling.

3) Social Committee Report – Shirley Magner, Medina Jarman

- 2023 members include Shirley Magner, Medina Jarman, Debra Moore, Kathy Lessig, Cheryl Hensley and Pam Vagge
- The Welcome to The Hamlet Package has been updated. Art will send a broadcast email to the community so everyone has an updated copy.
- First meeting is scheduled for April 4, 2023
- Summer picnic is tentatively scheduled for August 5, 2023

4) Gate/Gatehouse Committee Report – Louis Moore, Millard Foraker

- Entry/Exit Gate repair scheduled for March 9, 2023
- Keyless gatehouse entry was discussed. After the discussion, Dave Cox was tasked with creating a proposal for two new commercial grade keyed entry levered handles and with a budget of \$500.

5) Street Lights & Gatehouse Lights – Kent D.. Wayne G.

- Kent/Vern had an electrician out on March 8, 2023. Two outlets near the gatehouse have shorted out. Vern will get bid for repairs.
- Three street lights aren't working. Thought to be breaker related.

6) Nominating Committee – consists of Art Pincomb, Louis Moore, Medina Jarman and Charley Heard

7) Design Review Committee Report – John Forsyth

- A) As of 2/28/23 close, no new DRC applications have been processed. The remaining applications have been carried over into 2023. A total of seven (7) First Approvals initiated during 2022 have been carried over into 2023. Reasons for carryover are logistics, insurance resolution, and product nonavailability. Documents have been archived in Dropbox and are available for Board Review.

The breakdown of applications remaining in 1st Approval status is as follows:

- #19 - Four (4) Terrace Walls, Exterior Lighting, Deck, Hanging Chair posts, Column Reconstruction
- # 29 - One (1) Reroofing
- # 33 - One (1) Window replacement
- # 51 - One (1) Storm door replacement
- Total – 7

B) Section V. Maintenance Rules and Regulations changes have been finalized and will be sent to Charley to update in online document.

C) The HOA Board will hold a special session to discuss and finalize the proposed changes to Section VII. Hamlet Rules & Regulations. After the meeting, the revision will be sent to Altitude Law for review and approval.

B) Financial Report-Charley Heard

- a) Total Receipts for the year (Line 5), through February 2023, and projected 2023 Full Year, are \$166,.535. This is \$0.00 Same as Approved Annual Budget Receipts of \$166,535.
- b) Subtotal Lawn Expenses for the year (Line 11), through February 2023, and projected 2023 Full Year, are \$72,957. This is \$0.00 Same as Approved Annual Budget Expenses of \$72,957.
- c) Subtotal Expenses Lines 12-26, through February 2023, and projected 2023 Full Year, are \$45,715. This is \$2,650 Worse (Lower) than Approved Annual Budget Expenses of \$43,065.
- d) Grand Total All Expenses for the year (Line 31), through February 2023, and projected 2023 Full Year, are \$128,672. This is \$2,650 Worse (Lower) than the Approved Annual Budget Expenses of \$126,022.
- e) The Receipts - Expenses for the year (Line 32), through February 2023, and projected 2023 Full Year is \$37,863. This is \$2,650 Worse (Lower) than the Approved Annual Budget Net of \$40,513 (line 32).
- f) Total in all Banks through the end of February 2023 (Line 35, Column B) is \$360,485.61.

C) Calendar Review - Art Pincomb

- a) Nominating Committee meets July 2023
- b) Snow Contract – April 2023

D) Motion to Adjourn by Bruce Kramlich, seconded by Medina Jarman. The meeting was adjourned at 8:26P.M.