

Hamlet Board of Directors Meeting
May 3, 2023, 6:00 P.M.

I. Hamlet HOA Zoom Board Meeting **called to order** at 6:02 PM by Art Pincomb, Pres.

II. Board Members Present

Art Pincomb-President – 1 year term
Bruce Kramlich-Vice President – 1 year term
Louis Moore-Director - 2 year term
Medina Jarman -Treasurer – 2 year term

III. Residents Present via Zoom

Wayne Gardner Millard Foraker
Peggy Capp Christine Berens - Secretary
Robert Swedberg Shirley Magner

IV. Old Business

- a) March 8, 2023 meeting minutes approved on 3/17/23
- b) USPS Letter – Received and apology letter from the USPS. The gatehouse doors and mailboxes were left open once in late March.
- c) Keyless Entry - Topic was tabled for now. Dave Cox was not in attendance for meeting.

V. New Business

- a) Feeding Wildlife – Strongly discouraged, particularly crows, magpies, bears, squirrels, and raccoons as they can be a nuisance to the neighborhood (noise, droppings, food debris, consuming grass seed).
- b) Xeriscaping – SB23-178 – The Colorado Legislative bill states that an association's guidelines or rules must not prohibit the use of nonvegetative turf grass in the backyard of a unit owner's property, not unreasonably require the use of hardscape on more than 20% of the landscaping area of a unit owner's property, allow a unit owner an option that consists of at least 80% drought-tolerant plantings; and not prohibit vegetable gardens in the front, back, or side yard of a unit owner's property. Once passed, this will impact the landscape within The Hamlet.
- c) Exit Gate is not currently functional. Louis Moore is working with Gate Specialties to resolve the issue. They will attempt to troubleshoot via a telephone call.
- d) No semi-trucks or full-sized moving vans are allowed in The Hamlet. The streets cannot accommodate them.

A) Committee Reports

1) Landscape Committee Report – Peggy Capp - Chair

- Keesen has become a larger landscape company that primarily services commercial customers. Effective with May 2023 aeration, they will only use “riding” aerating equipment that will not be able to access certain areas of The Hamlet that were previously accessible. Should contract modifications be made?
- The neighborhood clean-up day will be held on May 20, 2023.

- Peggy met with a CPNMD representative regarding rebates on new sprinkler controller rebates.
- 2) **Social Committee Report – Shirley Magner**
Nothing to report.
- 3) **Snow Committee**
 - Remove personal snow stakes from your property, so they are not collected by Keesen.
- 4) **Gate/Gatehouse Committee Report – Louis Moore, Millard Foraker**
 - Keyless gatehouse entry was discussed and tabled.
 - Homeowners should remind contractors the keypad code at the gate does not work on the keypad at the gatehouse. The homeowner whose property is to be visited should be dialed on the keypad at the gatehouse based on the instructions at the gatehouse keypad.
- 5) **Streetlights & Gatehouse Lights – Kent Davis, Wayne Gardner**
 - Castle Rock Electrical will be contacted regarding the 3 streetlights that are out and the damaged electrical outlets near the gatehouse.
 - Wayne displayed the new exterior light fixtures for the gatehouse. He also displayed a potential replacement for the streetlights within the community. The fixture will initially be placed on the post near the island on Tauber Dr. The existing mounting plate is larger than the posts by ¼ in on each of the lamp post. Wayne will build a new one to accommodate. It was suggested that the fixtures be sufficiently tested for high winds before a total replacement is completed within the community. It was also suggested that each lamp post be inspected before new fixtures are installed.
- 6) **Nominating Committee – consists of Art Pincomb, Louis Moore, Medina Jarman and Charley Heard**
- 7) **Design Review Committee Report – Bruce Kramlich**
 - Section VII Rules & Regulations – Update on recommended revisions to Section VII of the R&R by DRC
 - Status of R&R Changes – Charley – Grandfather - 45 Herrn not rental, 7 Tauber no vehicle – No action necessary since Covenants specifically reference the individual properties.
 - Roll-offs, Interior Work with Burggarten Parking, Portable toilets – Each of these require the prior approval by the DRC Chairman – Bruce Kramlich or the HOA President - Art Pincomb
 - Active-Passive – No changes will be made to the existing documents regarding the active/passive definitions
 - The DRC applications included the following: 2 requests to replace double garage doors with a single garage door, new walkway, new retaining wall, deck extension, and a new storm door.

B) Financial Report - Art Pincomb

- a) Total Receipts for the year (Line 5), through April 2023, and projected 2023 Full Year, are \$169,231. This is **\$2,696** Better (Higher) than Approved Annual Budget Receipts of \$166,535. **Interest on CD**
- b) Subtotal Lawn Expenses for the year (Line 11), through April 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 April 2023, and projected 2023 Full Year, are \$46,985. This is \$3,920 Worse (Lower) than Approved Annual Budget Expenses of \$43,065. **(\$1,400)** Electrical Repairs and **(\$2,500)** Gate Maintenance
- d) Grand Total All Expenses for the year (Line 31), through April 2023, and projected 2023 Full Year, are \$130,047. This is \$4,025 Worse (Lower) than the Approved Annual Budget Expenses of \$126,022.
- e) The Receipts - Expenses for the year (Line 32), through April 2023, and projected 2023 Full Year is \$39,184. This is \$1,329 Worse (Lower) than the Approved Annual Budget Net of \$40,513 (line 32).
- f) Total in all Banks through the end of April 2023 (Line 35, Column B) is \$365,127.07.

C) Other Board Agenda Items

Service contract for gate? Lewis to find out the cost. Cameras to identify guilty party?
HOA made walkthrough Hamlet to identify concrete needs before asphalt before paving
- None
No CASI Contract, Ron Left - No Reply from ASAP Asphalt & Concrete, Schmidt –
CD expires December 31, 2023.

D) Calendar Review - Art Pincomb

- a) Nominating Committee meets July 2023
- b) Snow Contract – May
- c) Contact Ridge Golf Course
- d) Contact Waste Connections – Art will obtain a bid.

E) Open Forum – Non-Agenda Items

- a. **Mailing Minutes to all Residents**

F) Motion to Adjourn by Bruce Kramlich, seconded by Louis Moore. The meeting was adjourned at 8:09 P.M.