

Hamlet Board of Directors Meeting
July 5, 2023, 6:00 P.M.
Zoom Meeting

I. Hamlet HOA Zoom Board Meeting **called to order** at 6:01 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

Residents Present

Wayne Gardner	Charley Heard – Business Manager
Peggy Capp	Christine Berens - Secretary
Robert Swedberg	Shirley Magner
Carl Kaspar	

III. Old Business

- a) May 3, 2023, meeting minutes approved on 5/20/23.
- b) Grate on sidewalk drainage @ wheelchair ramp near #7 – Thanks Bob J.
- c) Hamlet Map – Property Line definitions can be found at [Real Property - Douglas County Maps](#)

IV. New Business

- a) Vehicular Parking – No overnight street parking is allowed in The Hamlet, including the rocks adjacent to asphalt. Overnight guests are allowed to park in the designated guest parking areas or on the respective owner’s driveway. Guests or contractors expecting to park in the guest parking areas for an extended period must obtain permission from either the HOA President (Art Pincomb) or the DRC Chairman (Bruce Kramlich).
- b) No semi-trucks (including moving vans) are allowed in The Hamlet. The streets cannot accommodate them.
- c) Drainage – Due to the recent heavy rain, the drainage ponds near Roder Gate and Burggarten have not been draining adequately. The debris was cleaned out by resident volunteers. The board approved having the drains scoped to better understand how they are integrated and where they ultimately flow to. The cost will be \$250.

A) Committee Reports

- 1) Landscape Committee Report – Carl K.
Three of the four traffic circle projects have been completed. There is no remaining budget money to complete the Klinge Gate Ln circle project this year. Although unrelated, the landscape budget was used for lighting projects.
- 2) Social Committee Report – Shirley M. & Medina J.
The sign-up sheet will be posted for the August 5th Summer BBQ will be posted in the gatehouse.

A private Hamlet Facebook page has been created. See the posting on the bulletin board in the gatehouse for more details. Please contact Cheryl Hensley, Debra Moore, Medina Jarman or Shirley Magner for assistance or more information.

3) Snow Committee – N/A

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

The exit gate has been functioning. A sensor was disabled.

5) Streetlights & Gatehouse Lights – Kent D., Wayne G.

Report from Mr. Electric and Fault Finders – Louis M.

Holes were dug to identify conduits so future work can move forward.

The board's decision was made on new gooseneck streetlight fixtures. Wayne Gardner made the motion to approve the new fixtures and Medina Jarman seconded the motion. There was also a three to one board majority to approve. Two of the street posts will be replaced before the new fixtures are installed and all the street signs will be repainted by Wayne Gardner.

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

Nothing to report currently.

7) Design Review Committee Report – Bruce Kramlich

Projects either completed or in process include new roofing, shrub removal/trimming, house painting, deck repairs/replacement/expansions, hot tub replacement, and the addition of a discreet structure to block errant golf balls.

B) Financial Report – Charley H.

a) Total Receipts for the year (Line 5), through June 2023, and projected 2023 Full Year, are \$169,332. This is **\$2,797** Better (Higher) than Approved Annual Budget Receipts of \$166,535. **Interest on CD at Independent Bank**

b) Subtotal Lawn Expenses for the year (Line 11), through June 2023, and projected 2023 Full Year, are \$73,427.42. This is \$470.72 Worse (Higher) than Approved Annual Budget Expenses of \$72,957.

c) Subtotal Expenses Lines 12-26, through June 2023, and projected 2023 Full Year, are \$49,674.84. This is \$6,609.84 Worse (Higher) than Approved Annual Budget Expenses of \$43,065, including **(\$3,700)** for Electrical Repairs and **(\$3,000)** for Gate Maintenance

d) Grand Total All Expenses for the year (Line 31), through June 2023, and projected 2023 Full Year, are \$130,696.10. This is \$4,674.10 Worse (Higher) than the Approved Annual Budget Expenses of \$126,022.

e) The Receipts - Expenses for the year (Line 32), through June 2023, and projected 2023 Full Year is \$38,635.90. This is \$1,877.10 Worse (Lower) than the Approved Annual Budget Net of \$40,513 (line 32).

f) Total in all Banks through the end of June 2023 (Line 35, Column B) is \$368,745.29.

C) Other Board Agenda Items

Medina Jarman has been tasked with updating the master resident directory for blast e-mail purposes by the HOA President and the secondary resident directory for residents use.

D) Calendar Review - Art Pincomb

a) Nominating Committee meets at the end of July 2023

b) Streets – Bids, Reserve Committee met Monday July 3. Multiple contractors were contacted for estimates. Awaiting the last bid from the preferred contractor. Ideally, the entire project will be completed this year. A Special Assessment and/or an increase in the monthly dues assessment may be required to fund the project.

E) Open Forum – Non-Agenda Items

Drainage @ Tilley Ln. & Herrn Ln. – Drainage on Tilley Ln may need to be addressed due to flooding from the recent excessive rain. Herrn Ln was not addressed at this time.

F) Motion to Adjourn by Bruce Kramlich, seconded by Medina Jarman. The meeting was adjourned at 8:35 P.M.