

Hamlet Board of Directors Meeting

March 6, 2024, 6:00 P.M.

Zoom Meeting – Contact Charley Heard at: hoahamlet@gmail.com

I. Hamlet HOA Zoom Board Meeting called to order at 6:04 PM by Bruce Kramlich, Pres.

II. Board Members Present

Bruce Kramlich - President

Manny Fernandez-Quevedo - Vice President

Louis Moore - Director

Medina Jarman – Treasurer

Christine Berens – Secretary

Residents Present

Charley Heard – Business Manager

Shirley Magner

Cheryl & Terry Hensley

Bob Swedberg

Millard & Judy Foraker

Art Pincomb

Bob Jarman

III. Old Business

a) Jan 24, 2024, meeting minutes were approved on Feb 7, 2024.

b) Streetlights & Gatehouse - Update – Louis M.

Sturgeon repaired the Herrn Ln & Klingen Gate streetlights. Tauber & Old Forge streetlight work will be completed in the spring. The Tauber streetlight is currently plugged into a homeowner's outlet. There are plans to remove the callbox at the gatehouse. Gate keys will be made available for police, fire, etc. Underground wiring maintenance for the gates will be coordinated with the asphalt replacement project.

c) Road Paving – Art P.

The project is expected to be completed in May 2024 at a cost of \$329k. Schmitt re-bid Toppler Ct & Toppler Dr. They'll require a different setup as compared to the remainder of the roads in The Hamlet. Bruce & Art will meet with Schmitt next week to firm up the project details.

d) Trash Update – Medina J.

As part of the trash vendor search, Medina communicated with 28 potential vendors. None were interested in providing service to The Hamlet for a variety of reasons (ex., width and slope of the streets). Medina continues to communicate with Waste Management. The Board is in favor of extending the Waste Management contract for 5 years.

IV. New Business

No new business.

V. Committee Reports

a) **Snow Committee** – Dave C., Art P., Vacant Position

The Snow Committee is actively searching for a volunteer that lives in the “mid-section” of the neighborhood. Please contact Bruce Kramlich or one of the other committee members, if interested.

b) Landscape Committee Report – Bob J., Terry H., Manny F., Peggy C., Robert S.

The Committee is searching for a volunteer to monitor the sprinklers at the entrance. Three new trees will be planted inside the gate. A Klingengate island refresh is planned for 2024. Vern Cain continues to preserve/refresh our custom street signs. Manny/Bob/Peggy are working to finalize dates/work on the Keesen lawn maintenance contract. The Committee has negotiated a 2-year contract with Divine Sprinkler for seasonal sprinkler start-up and shutdown. The sign-up sheet for the activation will be posted in the mail house. A 2024 resident spring cleanup is being planned for the common areas. The tentative (weather permitting) April dates for Keesen’s aeration, fertilization and their initial spring clean-up will be determined and communicated in March.

c) Social Committee Report – Cheryl H., Debra Moore, Kathy L., Barbara F.

The tentative date for the summer picnic is 8/3/24. The tentative date for the Holiday party is 12/7/24. The Committee will disseminate a three- question survey related to the Holiday party soon. Shirley will continue to welcome new neighbors to The Hamlet with the Welcome Packet and Bruce plans to accompany her on the visits going forward. The Committee is considering disseminating an “interest inventory” survey to promote neighbor engagement.

d) Design Review Committee Report – Bruce K., Millard F., Keith R.

DRC forms are required to be submitted for approval prior to the start of any exterior projects. Final approval is also required with each DRC submittal. Any projects this spring will require coordination with the timing of the asphalt replacement project.

e) Paint Committee Report – Judy F., Debra M., Janet K.

Many thanks to the Paint Committee for their efforts in working with the Sherwin-Williams consultant to establish the new color palettes. Two physical binders and a link in The Hamlet website display the approved color combinations.

VI. Financial Report – Charley H.

a) Total Projected Receipts for 2024 (line 6) are \$189,059.

b) Grand Total All Expenses for the year (line 42), through February 2024, and projected 2024 Full Year, are \$147,072. This is (\$2,100) Worse (Higher) than the Approved Annual Budget Expenses of \$144,972 and is due to snow removal.

c) The Receipts - Expenses for the year (line 43), through February 2024, and projected 2024 Full Year is \$41,987. This is (\$2,100) Worse (Lower) than the Approved Annual Budget Net of \$44,087.

d) Total in all Banks through the end of February 2024 (Line 50) is \$407,562.

e) The 2024 Hamlet Financial Report and the Hamlet Reserve Study are available on the Hamlet website at <https://hamletcastlepines.com>.

VII. Calendar Review – Bruce K.

VIII. Open Forum – Non-Agenda Items

IX. Motion to Adjourn Manny F. made a motion to adjourn meeting and Medina J. seconded the motion. The meeting was adjourned at 7:20 P.M.