

Hamlet Board of Directors Meeting

May 8, 2024, 6:00 P.M.

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

Hamlet HOA Zoom Board Meeting called to order at 6:03 PM by Bruce Kramlich, Pres.

I. Board Members

Bruce Kramlich - President

Manny Fernandez-Quevedo - Vice President (Not Present due to illness)

Louis Moore - Director

Medina Jarman – Treasurer

Christine Berens – Secretary

Residents Present

Charley Heard – Business Manager

Shirley Magner

Cheryl Hensley

Bob Swedberg

Millard Foraker

Art Pincomb

Bob Jarman

Keith Reichelderfer

II. Old Business

a) Mar 6, 2024, meeting minutes were approved on Mar 12, 2024.

b) Road Paving Follow-up - Project was a success. There are “punch list” items that will be addressed after the roads have time to settle. The final invoice will likely be less than the budgeted amount but is still TBD.

c) Streetlights (Old Forge & Toppler Dr) – Louis M. will contact Sturgeon to schedule repairs.

d) Trash Update – Medina J. – Moving forward with Waste Management when the current contract expires on 10/31/24. The contract price will increase by 3% for the first year. Year 2 & 3 increases are still TBD. Still waiting to determine if a 5-year contract is an option.

III. New Business

a) Feeding of Wildlife: Castle Pines Nuisance Code 7-2-80

Sec. 7-2-80. - Nuisance feeding of wildlife

(a) It is a nuisance to knowingly place, deposit, distribute, scatter or otherwise provide food or leave pet food, trash, salt blocks and other food attractants available for any wildlife so as to intentionally constitute a lure, attractant or enticement for wildlife within the City. As used in this Subsection, wildlife means non-domesticated mammals, including, but not limited to, skunks, raccoons, deer, coyotes, mountain lions, bear, fox and opossums. The prohibition in this Subsection shall not apply to squirrels or birds.

(b) It is a nuisance and unlawful for any person to dispense, feed or otherwise make available to any birds and squirrels, either on such person's property or

on the property of another or of the City, any type or amount of food in a manner that:

- (1) Creates an unclean, unsafe or unsanitary condition either on such person's property or on the property of another or of the City;
- (2) Results in the accumulation of droppings, feces or feathers either on such person's property or on the property of another or of the City;
- (3) Attracts other wildlife, vermin or pests either to such person's property or to the property of another or of the City;
- (4) Creates an unreasonable disturbance either on such person's property or on the property of another or of the City; or
- (5) Otherwise deleteriously affects the quiet enjoyment by others of any private or public property.

- b) Privately Organized Castle Pines Yard Sales** – The Hamlet will not participate in the 5/31-6/1 Community Garage Sale due to road construction. Future participation is TBD. A sign will be placed at the entrance that states “The Hamlet is not participating in the yard sale.”
- c) Gate Issues Keypad & Exit Gates** – Louis M. will contact DGO to have them realign the entrance gates and make them operational again, remove the Doorking keypad under the canopy at the gatehouse, install two keyed snow switches and a red Knox emergency access switch and potentially add a light near the keypad. Bruce proposed changing both the vendor and resident gate codes at the end of summer. The “#” at the beginning of the code activates lights on the keypad, so future codes will start with “#” when the access code changes are implemented. To ensure the exit gates are activated when exiting the neighborhood, drive in the center of the exit lane. The loop is now aligned with the light post closer to the gate, so it begins opening later than it did previously. Charley will contact Century Link to discontinue service on the Doorking keypad.

IV. Committee Reports

- a) Snow Committee** – Dave C., Art P., Vacant Position
Already overbudget due to heavy snow events.
- b) Landscape Committee Report** – Bob J., Manny F., Peggy C., Robert S., Wayne G.
Divine completed the sprinkler activation and trenched along #17. Keesen has a new rep, but Jaime is still the onsite lead. Aeration, fertilization, and spring clean-up have been completed. COVA removed one tree, 4 suspended branches and other branch debris within the community. A resident clean-up day is being planned for late May. A new Autumn Blaze Maple tree will be planted on the south side of Burggarten.
- c) Social Committee Report** – Cheryl H., Debra Moore, Kathy L., Barbara F.
The survey regarding the holiday party was completed. As the result, the event will be an early casual dinner held on the weekend at a nearby location. The date and venue are still TBD but will be announced soon. The summer picnic will be on 8/3/24 at 5pm and G-Que BBQ will again provide the main dishes. A sign-up

sheet for volunteers (set-up & additional food) will be available later. The committee is also creating a social interest inventory list to encourage community engagement.

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

24 DRC requests have been submitted so far this year. The requests have primarily been for house painting and deck replacements. #18 & #45 have been painted with newly approved paint colors. As the result of last summer's storms, 22 new roofs have already been installed.

**** Reminder –** DRC forms must be completed and approved prior to the completion of any exterior projects.

V. Financial Report – Charley H.

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

b) Grand Total All Expenses for the year (line 43), through April 2024, and projected 2024 Full Year, are \$151,400. This is (\$6,428) Worse (Higher) than the Approved Annual Budget Expenses of \$144,972 and is primarily due to snow removal and the color palette paint consultant.

c) The Receipts - Expenses for the year (line 44), through April 2024, and projected 2024 Full Year is \$37,659. This is (\$6,458) Worse (Lower) than the Approved Annual Budget Net of \$44,087.

d) Total in all Banks through the end of April 2024 (Line 51) is \$409,800.

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

VI. Calendar Review – Bruce K.

VII. Open Forum – Non-Agenda Items

a) Received a bid to replace the light post near the entrance to The Hamlet.

b) There will be some minor electrical work completed near the entrance and gatehouse.

c) Please check out the following websites for various information regarding Castle Pines: <https://www.cpnmd.org> and <https://www.castlepineco.gov>. (ex., hydrant flushing is expected to occur for 6-8 weeks starting May 8th).

VIII. Motion to Adjourn Louis M. made a motion to adjourn meeting and Medina J. seconded the motion. The meeting was adjourned at 7:08 P.M.