

Hamlet Board of Directors Meeting

July 10, 2024, 6:00 P.M.

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

Hamlet HOA Zoom Board Meeting called to order at 6:01 PM by Bruce Kramlich, Pres.

I. Board Members

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 Hensley

Bob Swedberg

Millard Foraker

John Forsyth

II. Old Business

- a) The May 8, 2024, meeting minutes were unofficially approved on May 12, 2024. During the Board meeting Medina J. made a motion to approve the May 8, 2024, meeting minutes and Manny F. seconded the motion.
- b) **Road Paving Review – Bruce K.** – Bruce K. suggested reinspecting the new asphalt towards the end summer to determine what areas, if any, might have incurred damage post installation. The project cost was under budget so Schmitt may be engaged to make repairs.
- c) **Streetlights (Old Forge & Tauber Dr.) – Bruce K.** The streetlights on Tauber and Old Forge are functioning. We are awaiting locator services to check for any underground utilities prior to trenching and burying the new wire behind #25.
- d) **Gatehouse (Electrical & Call Box) – Louis M.** A master electrician replaced the bulb outside the gatehouse. The outlet on the island outside of the gate was rewired to meet building code. No Door King updates are available. **Reminder** - The new gate sensor is located at the first light post closest to exit gate. When exiting the community drive in the center of the road.
- e) **Trash Update – Medina J.** The current contract expires 10/31/24. The Hamlet will recontract with Waste Management for 5 years starting 11/1/24. It is recommended that all homeowners obtain a recycling container from WM (44 of 61 homes have recycling bins). Under the new contract, the cost will increase at least \$3.50 per month per home. Monetary fines can be assessed by WM for contaminated recycling so recycling per WM's guidelines is critical. Bruce will include information as to how to obtain a recycling container from WM when he e-mails the meeting minutes to the community.

III. New Business

- a) **Trash Bins/Wildlife** - Do not put trash containers out the night before the scheduled trash pickup. Bears have recently strewn trash within the neighborhood from containers left out overnight.

IV. Committee Reports

- a) **Landscape Committee Report** – Bob J., Manny F., Peggy C., Robert S., Wayne G.
Bob J. and Manny F. cut dead limbs from Tract 1 to minimize tree removal expenses. Most of the sprinkler heads on HOA property have been repaired.
- b) **Social Committee Report** – Cheryl H., Debra Moore, Kathy L., Barbara F.
The summer picnic is scheduled for 8/3/24. The sign-up sheet will be available in the gatehouse soon. The Interest Inventory surveys are due by 7/13/24. So far 29 have been submitted and there are 93 potential groups. The Holiday Party will be held at The Ridge. Menu options will be selected some time in Oct. The committee is looking for additional volunteers.
- c) **Design Review Committee Report** – Bruce K., Millard F., Keith R.
35 DRC forms have been submitted since the May HOA Board Meeting. “Remodels” - 4, Paint - 7, Landscape – 12, Roofs - 4, Awnings - 3, and Decks – 5.
A new simplified DRC form is available and can be found on The Hamlet’s website or in the Gatehouse. **Note:** There is a Mandatory Final Approval Visual Inspection section of the DRC form. It is the Homeowner’s responsibility to contact and schedule a final approval and visual inspection date prior to any contractor’s action, installation and construction. The committee is looking for additional volunteers.

V. Financial Report – Charley H.

- a) Total Projected Receipts for 2024 (line 6) are \$189,214.
- b) Grand Total All Expenses for the year (line 43), through June 2024, and projected 2024 Full Year, are \$149,774. This is (\$4,802) 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 – Expense for the year (line 44), through June 2024, and projected 2024 Full Year is \$39,439. This is (\$4,648) Worse (Lower) than the Approved Annual Budget Net of \$44,087.
- d) The actual expense for the 2024 Asphalt Replacement Project was \$304,000. This is \$71,000 Better (Lower) than the Approved Annual Budgeted of \$375,000.
- e) Total in all Banks through the end of June 2024 (Line 51) is \$116,130.
- f) 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 – No non-agenda items presented.

VIII. Motion to Adjourn. Manny F. made a motion to adjourn the meeting and Medina J. seconded the motion. The meeting was adjourned at 7:13 P.M.