

Hamlet Board of Directors Meeting

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

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

Hamlet HOA Zoom Board Meeting called to order at 6:00 PM by Bruce Kramlich, Pres.

I. Board Members

Bruce Kramlich - President - 2 yr term

Manny Fernandez-Quevedo - Vice President - 2 yr term

Louis Moore – Director - 1 yr term

Medina Jarman – Treasurer - 1 yr term

Christine Berens – Secretary - 2 yr term

Residents Present

Charley Heard – Business Manager

Shirley Magner

Cheryl & Terry Hensley

Bob Swedberg

Millard Foraker

Bob Jarman

Art Pincomb

II. Old Business

- a) The 9/11/24, Board meeting minutes were approved for distribution on 9/19/24. During the 11/6/24 meeting the Board approved the 9/11/24 meeting minutes.
- b) **Monarch Road Update/Water Impact/Completion** – Construction on Monarch is anticipated to be completed for the season by Thanksgiving, depending on the weather. Some residents were notified their water may be shut off on 11/7/24 from 8am to 4pm.
- c) **Trash Update** – Medina J. was thanked for her efforts related to the Waste Management contract renewal.
- d) **Gatehouse/Gate Update** – If any residents require a new remote for operating the gate, the Liftmaster 893 Max is the recommended choice. They are approximately \$30 on Amazon. Bob J. and Vern C. were thanked for completing the gatehouse repairs related to the callbox removal. Intermittent issues have been reported related to the door/lock on the north side of the gatehouse.
- e) **Hamlet Road Update** – Bruce has contacted Schmitt regarding remediating the cracks in the new asphalt. He is awaiting a response from them.
- f) **Oversized commercial trucks in The Hamlet** – A proposal was presented to change both the Rules and Regulations and the DRC Approval form as it relates to oversized trucks entering The Hamlet. No Class A vehicles (semi-trucks, tractor trailers, large dump trucks) are allowed in The Hamlet. Class B trucks (box trucks) are allowed.
- g) **Snow Removal for Individual Residents** – Keesen will be contacted to determine the possibility of clearing snow (driveways) for individual homeowners at their own expense. This would be applicable for snow events outside of the Snow Committee guidelines.

III. New Business

- a) **Approval of 2025 Budget** - The Board unanimously approved the proposed 2025 budget.
- b) **HOA Fee Increase for 2025** - The Board unanimously approved the proposed 2025 HOA fee Increase from \$250/mo to \$265/mo.
- c) **Annual Board Meeting** – The annual HOA Board Meeting will be held on January 22, 2025 at the CPNMD building on Yorkshire.

IV. Committee Reports

- a) **Landscape Committee Report** – Bob J., Manny F., Peggy C., Robert S., Jim/Ada deProsse
The Fall Clean is scheduled to begin on 11/11/24, weather permitting. Jim and Ada deProsse have joined the Landscape Committee.
- b) **Social Committee Report** – Cheryl H., Debra Moore, Kathy L., Barbara F.
Cheryl H was thanked for initiating the monthly Happy Hour events (Deb MacCary credited with idea). Steve & Margaret Mann were thanked for hosting the most recent happy hour. Cheryl is looking for volunteers to host in 2025. The Holiday party will be held at The Ridge on 12/8/24 from 5pm-8pm. Additional details will be provided soon. A cookie exchange is also planned for the Holiday season.
- c) **Design Review Committee Report** – Bruce K., Millard F.
As expected, there has been a seasonal decline in the number of DRC approval forms received.
- d) **Snow Committee Report** – Dave C., Bruce K., Art P.
There are no changes to the existing Snow Removal guidelines. They will be posted in the gatehouse for the season.

V. Financial Report – Charley H.

- a) Total Projected Receipts for 2024 (line 6) are \$189,189.
- b) Grand Total All Expenses for the year (line 43), through October 2024, and projected 2024 Full Year, are \$145,816. This is (\$844) Worse (Higher) than the Approved Annual Budget Expenses of \$144,972 and is primarily due to snow removal, electrical repairs and the color palette paint consultant.
- c) The Receipts – Expense for the year (line 44), through October 2024, and projected 2024 Full Year is \$43,373. This is (\$714) Worse (Lower) than the Approved Annual Budget Net of \$44,087.
- d) The actual expense for the 2024 Asphalt Replacement Project was \$310,714. This is \$64,286 Better (Lower) than the Approved Annual Budgeted of \$375,000.
- e) Total in all Banks through the end of October 2024 (Line 51) is \$113,710. At the end of year 2024 Bank balances are expected to be \$122,405. This includes a new 6 month CD in the amount of \$100k.
- f) The 2024 Hamlet Financial Report and the Hamlet Reserve Study are available on the Hamlet website at <https://hamletcastlepines.com>.

VI. Calendar Review – Charley H.

There are 2 HOA board positions with expiring terms in 2025. The Nominating Committee will work to fill the positions. If anyone is interested in running for a Board position, please contact Bruce Kramlich.

VII. Open Forum – Non-Agenda Items

There was a discussion regarding the placement of the WM receptacles on the islands adjacent to Burggarten.

VIII. Motion to Adjourn. Manny F. made a motion to adjourn the meeting and Medina J. seconded the motion. The meeting was adjourned at 7:29 P.M.