

Hamlet HOA Annual Meeting

January 22, 2025

Meeting at CPN Metro District - 7404 Yorkshire Dr

Called To Order at 6:05 PM by President Bruce Kramlich

Verification of Quorum – Minimum 25% of homes (16) represented

15 residences present and 4 proxies resulting in 31% of residences to surpasses quorum of 16 homes.

I. Introduction of 2024 Board Members

Bruce Kramlich – President

Manny Fernandez-Quevedo – Vice President

Medina Jarman – Treasurer

Louis Moore - Director

Christine Berens – Secretary

Charley Heard – Business Manager

II. Recognition of new neighbors since last Annual Meeting

Jerry Nelson - 5 Tauber Court

Chris and Kathryn Buckman - 40 Herrn Lane

III. Old Business

Approval of November 6, 2024 Minutes, Approved.

An Executive Session of the Board of Directors occurred

November 8, 2024, to discuss final 2025 Budget 2025. Approved.

IV. Owner Forum

No Owners signed up to speak.

Bruce Kramlich mentioned the City of Castle Pines Wildfire Mitigation Grant application program is open for Residents and HOA's. The City will accept funding requests for up to \$5000 from an HOA and up to \$250 from a Resident. All funding requests require a minimum match of 50% from all applicants. Applications remain open until March 29, 2025. Please go online for complete details, as there are many, www.castlepinesco.gov.

Bruce requested the Landscape Committee formulate a plan to utilize this Program.

V. Committee Reports

a) Landscape – Peggy Capp, Jim and Ada deProsse, Bob Jarman, Manny Fernandez-Quevedo, Bob Swedberg

There were many projects for the Landscape Committee this year - prepping for the beginning of road construction and following up after completion. This was in addition to the usual chores and the unexpected. Bruce requested the Landscape Committee notify him when work projects are scheduled and he will announce to the neighborhood. He, and others, would like to participate.

- Sprinkler turn on / off; Repair work after roadwork.
- Reseed areas; Spring Clean-up.
- Saved pine trees on Herrn and Tilly (thank you to Residents).
- Replaced gravel behind Toppler, general clean-up after storms.
- Cut back junipers and added rock on Old Forge and Burggarten.
- Repaired and painted Gate House where Call Box was removed (Vern Cain, Bob Jarman).
- Repaired and repainted street signs and posts (Vern Cain, Bob Jarman, Daniel Gardner).
- Call for additional committee volunteers.

b) DRC – Bruce Kramlich, Millard Foraker

Over half of the homes in The Hamlet got new roofs in 2024.

- 15 homes were repainted; 14 using the new color palate.
- 10 homes got new decks or were partially renovated.
- Many homes refreshed landscaping.
- Reminder: A DRC form is required for any project on the exterior of a homeowner's property before the project begins. A final inspection is required by a DRC member upon project completion. These forms are used for maintenance and sales history purposes.
- Effective 2024, the updated exterior paint color palette binder was introduced that includes allowable home color combinations. This is posted on The Hamlet website. They are all Sherwin-Williams colors.
- Please remember Class A Trucks are NOT ALLOWED in The Hamlet. They are too large to navigate our roads and cul-de-sacs. When having materials, furniture, or anything else delivered, only Class B or smaller may enter. If damage occurs, the Homeowner is responsible for repair.

c) Social – Barbara Fernandez-Quevedo, Cheryl Hensley, Kathy Lessig, **Shirley Magner, Debra Moore, Judie Neel

****Shirley Magner works with Bruce Kramlich to welcome new neighbors to The Hamlet.**

The Social Committee, under the leadership of Cheryl Hensley, created many opportunities to get to know your neighbors. Their mission statement, “Building Connections”, began with an Interest Inventory. Residents were given a form listing activities and groups were created based on interests. Some are off and running and some are slower to develop.

The “**Ladies who Lunch**” will be the **third Thursday of each month**. Their first “meeting” will be **February 20 at Lazy Dog Restaurant & Bar** in Highlands Ranch. Additional information will follow.

The two largest events, the Summer Picnic and Holiday Party, were well attended. The Picnic was BBQ, provided by GQue BBQ, and sides and desserts provided by Residents. The Holiday Party was much closer to home at The Ridge. The food was delicious and the location could not be more convenient. We are hoping it can be duplicated for this year with a few “tweaks”.

Another new social opportunity introduced was “Hamlet Happy Hour”. It is scheduled for the **first Friday of each month from 5:00pm - 7:00 pm**. The next Happy Hour will be **Friday, February 7th, at Cheryl and Terry Hensley’s, #6 Tauber Court**. Please bring an appetizer or dessert to share and whatever you would like to drink. The next few are:

March 7	Fernandez-Quevedo	39 Tilly Lane
April 4	Lessig	50 Old Forge
May 2	Moore	21 Klingen Gate Court
June	Neel	48 Herrn Lane

d) Waste Management – We have a five-year contract with Waste Management. It began November 1, 2024, and will end October 31, 2029. You are encouraged to go online to www.wm.com and set up your account. This is not required as everything is paid through The Hamlet but if you create an account, you can get updates about holidays or snow days. You may also report any issue online.

One of the items negotiated in our Contract is an annual neighborhood roll-off dumpster. The Board will determine when this will be available. This is an

opportunity to get rid of items regular trash service won't pick up. It is not an opportunity for contractors to dump materials.

e) Snow Plowing – Dave Cox, Bruce Kramlich, Art Pincomb

- The Committee is looking for new members.
- The Snow Removal Plan remains the same. At 2", roads are plowed. At 4", driveways are plowed. Future forecasts are always taken into consideration. If the forecast calls for continued snow, we will wait until the snow stops before plowing – unless the Committee feels the snow is getting too deep. Safety is always the TOP priority.

VI. The 2024 Year in Review – Bruce Kramlich

- The Roads! Overall, the roads were successfully completed. Art started it and with the help of many volunteers, it was completed. Thank you to all Residents for their patience.
- Waste Management Five Year Contract.
- Keesen Snow Contract Three Year Contract.
- Keesen Landscape Contract up for renewal this year.
- Front Gates - THEY WORK! Special thank you to Louis Moore for his attention and contacts. The sensors are embedded on the right side of the drive out. Please stay to the right as you exit.
- Holiday Cookies at the Gate House! Thank you to Cheryl Hensley, the Social Committee, and all who baked cookies.
- Streetlights and Signs -Thank you to all who worked with the many vendors to get the street lights working. Special thanks to Vern Cain for repainting the street signs and to Bob Jarman and Daniel Gardner in replacing and repainting the damaged and rotten light posts.
- Lamp post, tree, and Gatehouse Holiday lights - Kent and Geri Davis
- Successful Toys for Tots donations - Kent Davis
- Springtime planting of flowers at entrance - Geri Davis and others

VII. Financial Review of 2024 – Charley Heard

- **Total Receipts** of \$189,178.68 for 2024, exceeded the budget for the year by \$119.68.
- **Total Operating Expense** for 2024 was \$357.59 less than the budgeted amount of \$144,972.00.
- The favorable variances in both receipts and expenses resulted in **Net Operating Income** being \$477.27 better than the annual 2024 budget of \$44,087.00.

- A separate (non-operating) **Major Replacements Budget** for 2024 had been set at \$375,000 to replace the asphalt roads within the neighborhood. The project was completed during 2024 at a cost of \$312,534.81. This favorable variance of \$62,464.19 allowed the end of year bank balance to grow to \$121,775.54.

VIII. Presentation of Board-approved financial budget for 2025 – Charley Heard

- Total Receipts for 2025 are budgeted at \$198,603, an increase of \$9,424 or 5% over 2024. The increase results from monthly dues per home going from the 2024 level of \$250 per month to \$265 per home per month in 2025.
- Total operating expense for 2025 is budgeted to be \$144,891. This compares to the 2024 level of \$144,615.
- The bank balance on 12-31-2025 is projected to be \$175,488.

IX. Reserve Fund Update Charley Heard, Millard Foraker, Bruce Kramlich, Christine Berens

1. Reserve Committee met on Oct. 9, 2024
2. 2025 Update – Hamlet HOA is healthy financially.
3. There are no expenditures scheduled for 2025 from Reserve Fund.

X. Election of new board members

1. Expiring terms: 2 Board of Directors – Medina Jarman, Louis Moore
There were no new nominations. Medina and Louis agreed to remain on the Board for another 2-year term.
2. Medina Jarman and Christine Berens will be switching positions. Christine will assume the position of Treasurer and Medina will be Secretary.

A unanimous vote was in favor electing the candidates above.

Within 30 days the new board will meet to elect officers and assign term lengths for a staggered 3/2 year term length split.

XI. Closing Comments – Charley Heard

XII. Motion to Adjourn Annual Meeting

Bob Swedberg made a motion to adjourn, Seconded by Bruce. Residences voted unanimously to approve to adjournment. The annual meeting adjourned at 7:28 PM.