

Hamilton Creek Association
P.O. Box 1935
Silverthorne, CO 80498
2014 Annual Meeting Notice

Date, Time and Location. The 2014 Annual Meeting will be at a **NEW LOCATION; the Blue River Room of the Silverthorne Library, 651 Center Circle in Silverthorne on Saturday, June 28th.** The meeting will begin at 10 AM. A lunch will follow the meeting. Lunch will be catered by Chris's Catering, Chef Chris Rybak. Enclosed are the meeting agenda, Association financial summary and minutes from the 2013 meeting.

To insure an official meeting, please return the enclosed proxy if you are unable to attend:

Hamilton Creek Association
P.O. Box 1935
Silverthorne, CO 80498
admin@hamiltoncreek.org
Fax (877) 874-1102

Cleanup Day. The annual cleanup day will be Saturday, June 21st beginning at 8:30 AM to noon. Cleanup day participants are divided into work groups based on motivation and ability. The meeting location for work assignments will be at the circle at the end of Crescent Moon Trail. The lunch at noon will be hosted at the Bonner's 230 Lakeview Circle. The lunch will be catered by Bonnie Q BBQ.

Annual Meeting Agenda. The Annual Meeting provides owners with an update of activities of the Association during the past year and is a forum for owners to provide input to the Association and Metro Boards.

There are three positions on the Association Board for 2-year terms available at the meeting. The terms of Tim Brandt, Hugo Rutherford and Marc Schlesinger end at the meeting.

The meeting will include a brief presentation regarding commuter rail along the I-70 corridor and mountain areas.

Metro District. The Metro District will be hosting an open house at the new water treatment facility at 311 Lakeview Circle from 4 to 6 PM on Friday, June 27, 2014. Beer, wine and Jimmy John sandwiches will be provided.

Hamilton Creek "businesses". Any homeowner involved with a business that they would like other owners to be aware of are invited to bring information to the annual meeting for display at a special table to be provided.

Owner Communication. Most Hamilton Creek information is provided by email. If you did not receive this notice by email, we do not have your email. Please provide it to admin@hamiltoncreek.org. Newsletters, documents and information on the Hamilton Creek Association are available at the website www.hamiltoncreek.info.

IF YOU ARE UNABLE TO ATTEND THE ANNUAL MEETING, PLEASE RETURN THE PROXY.

AGENDA

Hamilton Creek Association Annual Meeting Saturday, June 28, 2014 10 AM

Location: The Blue River Room of the Silverthorne Library (651 Center Circle)

1. Welcome and Introduction of new owners in attendance.
2. Review and approval of 2013 Annual Meeting Minutes.
www.hamiltoncreek.info/Documents
3. President's Report.
4. Treasurer's Report.
5. Architectural Committee Report.
6. Election of three positions on the Board of Directors.
7. Metropolitan District Report .
8. Bob Briggs – I-70 corridor commuter rail.
9. Development Update.
10. Adjournment.

Lunch will be served immediately following the meeting catered by Chris's Catering – Chef Chris Rybak.

**Hamilton Creek Metro District
Water Plant Open House
Friday, June 27, 2014
4 PM to 6 PM**

311 Lakeview Circle

Beer, wine and Jimmy Johns sandwiches.

On the eve of the annual meeting, the Metro District is hosting an open house at the new water treatment plant at 311 Lakeview Circle. This is your chance to see what is hidden inside, how the water is treated and where all the money went. The plant is located down the driveway at the northern corner of the top of Hamilton Creek.

Water 101. The water you use is from the Creek (Hamilton). The District has an infiltration area in the Creek and the water is pumped to the treatment plant. The new plant uses two microfiltration units to filter the water. The water is chlorinated per State law with a containment period within the plant for contact time. The water enters the system on Lakeview Circle. Depending on District water usage, the water will flow into the 200,000 gallon water tank at the top of the hill or remain in the main lines for usage. The plant operates based on water demands and the tank level.

Copper Pinhole Leaks. Since the 2013 annual meeting and the information provided to the ownership at that time, the District is aware of two more homes that have had pinhole leaks in their copper pipes. The District was able to obtain a water sample from one of the homes and had it analyzed by a laboratory specializing in the testing required. In summary, all indications point to the original problem was from the well water used in the District until 2003. There is no known corrective action that could be made to the current water that would reverse the problem. Based on required water monitoring samples provided to the State of Colorado, there is no indication the current water is affecting copper pipes. The District continues to monitor the issue, but is not actively pursuing any further testing.

**Hamilton Creek Association
P.O. Box 1935
Silverthorne, CO 80498**

PROXY

KNOW ALL MEN BY THOSE PRESENT THAT I (we),

being a member of the HAMILTON CREEK ASSOCIATION, a Colorado non-profit corporation, entitled to vote at the Annual Meeting of members to be held June 28, 2014 does hereby constitute and appoint the President of the Association or _____ as my proxy to attend said meeting, or any continuation or adjournment thereof, with full power to vote and act for me in my name, place and stead, in the same manner, to the same extent, and with the same effect that I might if I were personally present at said meeting, giving to such proxies full power of substitution and revocation.

IN WITNESS WHEREOF, the undersigned has executed this proxy on the _____ day of June 2014.

Signature

Filing _____ Lot ____ Block _____

Street Address

Return to: Hamilton Creek Association
P.O. Box 1935
Silverthorne, CO 80498
admin@hamiltoncreek.org
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HAMILTON CREEK ASSOCIATION

Annual Meeting

June 22, 2013

President Ruth Carroll called the Annual Meeting to order at 10:15AM. Approximately 60 owners and guests attended the meeting representing 33 properties. Proxies were received from 12 owners for a total of 45 properties.

The Association Board of Directors Tim Brandt, Hugo Rutherford, Marc Schlesinger, and Luise Bruno were introduced. Merike Rutherford, chairman of the Welcoming Committee, introduced Toni Graves, Theresa O'Brien and Julie Wright as the other members.

President's Report. The Board works very hard to balance homeowner's requests and desires while following the covenants. As Hamilton Creek is located in a wildlife area and surrounded by the White River National Forest, some items in the covenants were added to protect the wildlife such as encouraging turning off your exterior lights at night and to put your garbage out only on the day of pick up. Owners are cautioned to stay a distance from moose and to keep your pets under control. The Metro District is responsible for the snow removal, road maintenance and the common area green space. The Association tries to maintain a quality of life for our homeowners. A big thank you to the Cleanup Day volunteers, Jacques De Lorimier for organizing the cleanup day work areas and to Bob and Luise Bruno for again hosting the lunch. Summit County Emergency Manager, Joel Cochran, is in charge of emergency evacuation for wildfire and any wild life encounters. Chief Dave Parmeley, with the Lake Dillon Fire Protection District, has toured our area and stated that this is one of the better prepared areas for wildfire mitigation. He mentioned that the area would have about a 20-minute notice for evacuation, so please have anything of importance ready to grab and go that you would need in order to survive for several days away from your home. Ruth reminded everyone to sign up for emergency notification at www.scalert.org to be notified by text or email. There is a link on the Hamilton Creek website home page about how to evacuate your family and pets. There was a suggestion to seed for wildflowers in the open space, which will be put on the agenda for consideration at next year's workday. Please remember to provide your email addresses and all current information. The 2014 Cleanup Day will be Saturday, June 21st and the Annual meeting set for Saturday, June 28th. If you did not receive notice of this meeting via email, please remember to provide it before you leave. All documents, information and minutes for the Association are available at www.hamiltoncreek.info

Minutes. *A motion to accept the June 23, 2012 minutes as written was unanimously approved.*

Treasurer's Report. Hugo Rutherford provided a summary of the financial information stating the Association ended the year with \$500 more than last year. All the 2013 dues have been collected, with a few already prepaid for 2014. Savings were realized in lower Welcoming Committee costs and having Bob Bruno touch up all of the address signs. The annual cleanup expenses were more in 2012 than in 2011 but the annual meeting was lower due to holding it at the Elks Club for the past three years instead of renting a tent on site. The Association has approximately \$22,702 in the bank.

Architectural and Covenant Compliance Committee. There was nothing new at this time to report. Jacques De Lorimier, chairman of both committees introduced the members as Hans Zimmer, Kevin Rose, Bob Bruno and Nada Harris.

Board of Directors. The terms of Ruth Carroll and Luise Bruno were up for election at this meeting. Both had indicated an interest in serving for another two-year term. *Ruth Carroll and Luise Bruno were each nominated and unanimously elected for two-year terms on the Board of Directors.*

Metropolitan District Report. Tom Hand, Metro District Board President, and Bob Polich, Administrator, provided the Metro District Report. Recognized were Anne Bueuprez, Bill Ferris, Jacques De Lorimier and Chuck Harris as the other members of the Board and water operator Matt Willitts of Water Solutions. There remain a few issues to resolve with the new water plant construction, but overall the system has been operating well since March. One problem was with leaks in two of the four buried tanks used for treatment waste water. The repairs involved exposing the tanks and draining them. Tom thanked all the owners that provided loans for the plant construction and to the Schlesinger's for allowing the backwater tanks to be buried on their property. The cause of pinhole leaks in the copper heating pipes in four homes built between 1992 and 1999 is being researched. This is not an isolated instance and has occurred in other areas of Summit County. The District is trying to determine if the problem was caused by the homes previously connected to wells before the water source was changed to the Creek in 2003. A report regarding the pinhole leak issue was part of the meeting notice. In all four cases the problem was found to be in horizontal stretches of cold water pipes.

Also discussed was the emergency evacuation and preparedness for Hamilton Creek. The first route would be the main road and secondly the connection into Anglers Mountain Ranch. The plan of routing traffic depends upon the emergency situation. Please be prepared, you may not be required to evacuate, but if you do, you will not be allowed to return to your house until safe. The financials of the Metro District are very tight this year. District revenues have decreased in the last few years due to lower property values. The District works within the budget constraints to plan projects in the next 10 years. Included within the plans are to add additional fire hydrants and construct water line improvements to enhance fire protection, and obtain an emergency water connection to the Silverthorne system at Anglers Mountain Ranch. There is a possible option to receive partial funding for the interconnect work, which would help the budget. Hamilton Creek Road is in better shape compared to the county roads and the District is obtaining cost estimates for future resurfacing and patching. Forest management in the past was a big expense, but with all the prior work done the future cost will be reduced. Septic pumping is done annually over a three-year schedule. Snow removal was as budgeted this past year. Most owners have been pleased with the snow removal service. The pothole problem at the entrance to Hamilton Creek is part of the Summit County road and the County has been requested to patch the area.

Joe Smith Professor of Mineralogy and Geology at CU. Joe, who is also a Hamilton Creek homeowner, presented a brief description of the geological makeup of the area around our community. Hamilton Creek is built on an old landslide, which is relatively stable. This part of Colorado was located below sea level around 100 million years ago. The area is also located in the middle of the Colorado mineral belt, which crosses the state from Boulder to Telluride. Glaciers were located and formed parts of the valley when they melted 15,000 years ago.

Development Update. Realtor Eddie O'Brien reported real estate activity had improved in the last year. The Hamilton Creek sales information was available at the meeting and can be obtained from the website www.hamiltoncreek.info. The community is in a growth period and sales are increasing with our economy moving towards a more normal market. There have been few vacant lot sales throughout the county. This past recession has been the worst compared with what occurred in the 70's and 80's. Our neighbor, Anglers Mountain Ranch is in the process of building six duplexes and two triplexes with the next phase to be 18 townhome units around the lake. This project was approved in 2007 and has survived over the past years. The Silver Trout project located on the edge of Hamilton Creek is located on a piece of wetland with the project plans before the town for approval. Eddie stated he believes the project will get approved. The Art in Places committee has begun and have picked their first piece and are looking for a place to put it. The Xcel Substation construction has started and there will be a lot of truck activity to remove 60,000 yards of fill to build the station. A Whole Foods will be built in Frisco.

The meeting was adjourned at 11:57 AM.

Hamilton Creek Association, Inc
Balance Sheet
As of April 30, 2014

	<u>Apr 30, 14</u>
ASSETS	
Current Assets	
Checking/Savings	
Premier Time Account	10,178.13
Checking	7,295.59
Money Market Savings	7,306.82
Total Checking/Savings	<u>24,780.54</u>
Total Current Assets	<u>24,780.54</u>
TOTAL ASSETS	<u><u>24,780.54</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction security depo...	1,000.00
Prepaid dues	50.00
Total Other Current Liabilities	<u>1,050.00</u>
Total Current Liabilities	<u>1,050.00</u>
Total Liabilities	1,050.00
Equity	
Retained Earnings	22,702.82
Net Income	1,027.72
Total Equity	<u>23,730.54</u>
TOTAL LIABILITIES & EQUITY	<u><u>24,780.54</u></u>

3:04 PM
05/14/14
Cash Basis

Hamilton Creek Association, Inc
Profit & Loss
May 2013 through April 2014

	<u>May '13 - Apr 14</u>
Ordinary Income/Expense	
Income	
Homeowners dues	6,168.00
Interest Income	18.29
Plan Review Fees	250.00
Total Income	<u>6,436.29</u>
Expense	
Funds transfer	148.00
Welcome Committe	21.25
Address Signs	492.70
Annual cleanup	1,588.20
Annual Meeting	1,782.14
Bank Service Charges	5.00
Entrance Maintenance	8.28
Insurance	1,080.00
Postage	58.00
Professional Fees	25.00
Utilities	200.00
Total Expense	<u>5,408.57</u>
Net Ordinary Income	<u>1,027.72</u>
Net Income	<u><u>1,027.72</u></u>

3:08 PM
 05/14/14
 Cash Basis

Hamilton Creek Association, Inc
Profit & Loss Budget Performance
 14 May 2014

	May 14	Budget	May 14	YTD Budget	Annual Bud...
Ordinary Income/Expe...					
Income					
Homeowners dues	110.00	6,000.00	110.00	6,000.00	6,000.00
Interest Income	2.54	18.00	2.54	18.00	18.00
Plan Review Fees	0.00	250.00	0.00	250.00	250.00
Total Income	112.54	6,268.00	112.54	6,268.00	6,268.00
Expense					
Welcome Committe	0.00	150.00	0.00	150.00	150.00
Address Signs	0.00	300.00	0.00	300.00	300.00
Annual cleanup	0.00	1,600.00	0.00	1,600.00	1,600.00
Annual Meeting	0.00	1,800.00	0.00	1,800.00	1,800.00
Bank Service Charges	0.00	5.00	0.00	5.00	5.00
Entrance Maintenance	0.00	200.00	0.00	200.00	200.00
Insurance	0.00	1,080.00	0.00	1,080.00	1,080.00
Office Expense	0.00	200.00	0.00	200.00	200.00
Postage	0.00	130.00	0.00	130.00	130.00
Utilities	19.75	210.00	19.75	210.00	210.00
Total Expense	19.75	5,675.00	19.75	5,675.00	5,675.00
Net Ordinary Income	92.79	593.00	92.79	593.00	593.00
Net Income	92.79	593.00	92.79	593.00	593.00