**Hamilton Hills LLC - Lot 198**

Hamilton Hills LLC purchased lot 198 ~ 40 acres total. Their representatives requested a meeting with the CBCCHOA board last week to explain their plans. They are continuing forward with the petition to the Town of Hamilton Plan Commission to have lot 198 removed from the Crystal Cove plat. This public hearing will continue 7:00pm Mon 11/28 at the Hamilton Town Hall.

Notes from the meeting with Hamilton Hills LLC: Hamilton Hills representatives attending:

• Chris Bennet, Mike Leckner, Marion Tarlton

**Hamilton Hills tentative plans:**

**~20 acres on lake side**

• 10-12 villa homes facing lake

• Goal of 60 ft wide lots lake side

• Would be sold as lots for owners to build upon

• Some might be spec homes until all lots sold

• Similar to Villas of Crooked Lake developed by some involved in Hamilton Hills around 2003

• No maintenance concepts

• Gated community maintenance concept

• Share common dock

• Accessed from LN 282 Hamilton Lake

• 6-7 acres of wetlands

• Rest common area

**~20 acres remaining**

• Hamilton Hills is trying to get access to CR 300 but has been unsuccessful so far

• One concept is for 5 acres of condo garages

        - Garage lot neighborhood, condominium style garages

        - Stick built, architecturally pleasing

        - This concept would not funnel additional home lots to lake

Other concepts are for 2-3 additional home sites or for the lakefront lots to extend clear to CR 300

Hamilton Hills believes they can get city water, conservancy sewer, nat gas, and electric services delivered but have not solidified plans or agreements.

Hamilton Hills presented hand drawn sketches of lot 198 potentially divided into lake front lots and brochures of Crooked Lake Villas.