As approved August 8, 2018

AGATE CREEK PRESERVE HOMEOWNERS ASSOCIATION

MEETING OF THE EXECUTIVE BOARD/FEBRUARY 23, 2018

A meeting of the Executive Board of the Agate Creek Preserve Homeowners Association (the “Association”) was duly called and held at 3:30 p.m. on February 23, 2018, at the offices of Alpine Bank, 1901 Pine Grove Road, Steamboat Springs, Colorado.

Directors present in person were Russ Atha, Rick Dowden, and Juaquin Ketchbaw. Also present was Joe Robbins, Treasurer. Directors absent were Randy Dean, Anne Krieg and Sue Swain.

Rick Dowden acted as Chair of the meeting and in the absence of the Secretary also served as secretary of the meeting.

The Chair stated that the first order of business was the consideration for approval of the draft minutes of the Board’s latest meeting held on November 8, 2017, copies of which had been previously distributed. There being no comments on the draft minutes, they were unanimous approved as presented.

The Chair then asked the Treasurer for his report. Joe distributed 2017 year end financials and noted that the organization was in a very strong financial position having built up a considerable reserve and having no known financial problems. He noted a slightly higher than normal accounts receivable, but said he felt that was because the annual dues and quarterly water billings had just gone out and not everyone had yet had time to respond. Following discussion the Treasurer’s report was unanimously approved.

The Chair then noted that there were three items on the agenda for discussion, but not yet for decision. The first of these was whether the cycle for calculation of water usage and for billing should be changed from quarterly to annually. There was a general discussion, but it was the consensus that any further discussion should be postponed until more members of the Board were present to participate.

The next item on the agenda was the consideration of whether the rules of the Association should be modified to permit hunting by owners on their own land. After considerable discussion it was the unanimous opinion that there were many dangers and downsides to making that change and that given the huge amount of local acreage available for hunting a change in that rule, at least at this time, would be inadvisable.

The last item on the agenda was a discussion of whether the Association’s design guidelines should be changed to allow some amount of stucco to be used on new structures constructed within the subdivision. The Chair began the discussion by saying that when this arose he had no idea what the background of the ban of stucco was, but that he had now been told of two reasons. The first was that at about the time the rules were being written, there had been a lot of stucco problems in local building. Joe Robbins reported that that was correct, but that at this time those have been largely solved and that at the time were more the result of faulty construction than anything inherent in stucco. The second reason the Chair had heard was that there was a concern about keeping the architectural integrity of the desired designs within Agate Creek and not introducing what was termed a Mediterranean element. It was the consensus that further discussion should await attendance by more Directors and also plans being submitted where the use of stucco was specifically requested.

There being no further business to come before the Board, the meeting was duly adjourned.

Respectfully submitted,

Rick Dowden

Acting Secretary