AS APPROVED 8/20/2020

AGATE CREEK PRESERVE HOMEOWNERS ASSOCIATION

MEETING OF THE EXECUTIVE BOARD/MAY 20, 2020

A telephonic 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 May 26, 2020.

Directors present were Russ Atha, Rick Dowden, Anne Krieg and Sue Swain. Present by proxy was Randy Dean. (The Chair noted that Randy was currently recuperating from surgery and had apologized for not being able to join the call, but had given his proxy to the Chair.)

Rick Dowden acted as Chair of the meeting and Sue Swain served as Secretary.

The Chair presented the draft minutes of the board meeting held on February 26, 2020, noting that they had had been previously distributed to the board and asked whether there were any questions, concerns or suggested changes. Their being none, the minutes were unanimously approved as presented.

The Chair then requested that Treasurer Anne Krieg present a financial report. Anne first noted that current financials had been previously distributed and then that our income is ahead of budget by $1,700 and our expenses are below budget by $31,700 thus far this year. She added that to her knowledge there were no out of line financial conditions, problems or concerns. After a brief financial discussion, the Treasurer’s report and the financials were accepted as presented and a copy of the financials ordered appended to these minutes.

The meeting then turned to a discussion of the road. Rick noted that there were three matters on which to report:

1. Rocky Mountain Asphalt, the company which does the yearly maintenance patching cracks and the like, has been contracted with again for this year and that work should be undertaken very shortly. Sue pointed out one area of concern where the road surface has more than just usual damage and Rocky Mountain Asphalt will be asked to pay special attention there and let us have their recommendations if it is not something with which they can easily deal.
2. The board has had prior discussions about maintaining the drainage ditches along Humble Road and he reported that he and Russ had joined Native Excavating head Charlie MacArthur to examine the road and locate areas which needed work. Charlie has come back with a cost estimate of $2,645 based on 8 hours with a mini-excavator and laborer and with one load of haul-off, which Charlie felt was a good but conservative estimate. After discussion the board unanimously approved moving forward with the work as proposed.
3. Humble Road needs some repair just where the new Romick driveway joins it and Rick Ostrom, the contractor on the Romick job has offered to have the dirt work done by Native Excavating when they are there to work on the Romick driveway and then to have the paving done when the paving contractor is there, again for the Romick driveway. Following discussion it was the unanimous feeling of the board that accepting Ostrom’s offer was the best way to handle the necessary road repair and proceeding in that manner was authorized.

Sue then introduced a discussion of the planted area at the entrance to Agate Creek Preserve which encompasses the downhill side where the Agate Creek sign is and the small uphill area immediately across from it. She noted that the sign was no longer lighted and that trees and other growth had become quite overgrown and unsightly. Anne volunteered to contact the landscaping firm Nature’s Design and ask them to look at the area and recommend action to be taken. Rick volunteered to replace the bulbs which have presumably burned out so that the sign will be lighted again.

Rick then introduced a discussion of the Luke construction situation and reported that the Luke’s had paid their $5,000 assessment promptly and that in his view it had as hoped more fully focused their minds on the project and getting it completed. Sue confirmed Rick’s observation that work seems to be moving along much more briskly with vehicles in evidence essentially every day. Rick also reported that on May 11, 2020, he had joined Eric and Kathy Luke for a walkthrough of the project and a very detailed report on where they stood on construction matters. It was his opinion that the assessment had served its purpose and that the Luke’s were doing everything they reasonably could to push progress on the project. Right now he reported that the virus situation has created several previously unexpected problems, including that under County orders only five people could be on site at any one time and that out-of-county contractors were essentially prohibited from coming into the county at all. Rick agreed to continue to work with Eric Luke to monitor progress and report to the board.

Following the construction discussion Anne suggested that it would be a good idea to get a written notice from Ric Ostrom detailing the start date of the upcoming Trousil construction, which Rick Dowden volunteered to do. Also Sue raised the question relative to all the outdoor construction by the Lairs whether there should be some sort of ARC application for such non-incidental work or at the very least a notification. Rick suggested that that be part of an overall review of the Agate Creek Preserve Declaration which he reported he was working on and would be asking for help, input and advice from the other members of the board with the hope of presenting it for approval at the next Annual Meeting.

The Chair then said that it was necessary to schedule the board meetings for the remainder of the year and for the 2020 Annual Meeting. The next board meeting was set for August 20, 2020 at 3:30pm and the Annual Meeting, to be followed by a board meeting, for November 13, 2020 at 3:00 pm, all meetings to be held in the conference room of Alpine Bank.

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

Respectfully submitted,

Sue Swain

Secretary