DRAFT: 2023-01-19:1

AGATE CREEK PRESERVE HOMEOWNERS ASSOCIATION

REGULAR MEETING OF THE EXECUTIVE BOARD/JANUARY 17, 2023

A regular meeting of the Executive Board of the Agate Creek Preserve Homeowners Association (the “Association”) was duly called and held beginning at 3:00 p.m. on January 17, 2023, at the offices of Alpine Bank, Steamboat Springs, CO. Directors present were Russ Atha, Rick Dowden, Allison Johnson, Anne Krieg, and Mary Romick. Also present was member Lance Romick. Rick Dowden acted as Chair of the meeting and in the absence of the Secretary also acted in that position.

The Chair announced that a quorum was present and that the meeting was duly organized. As a first order of business, he asked for consideration of the minutes of the preceding meeting of the Board which had been held on November 16, 2022, noting that copies of those draft minutes had been previously distributed to the Board. Reading of the minutes was waived and the minutes were duly approved as presented.

The Chair then asked Treasurer Anne Krieg for a financial report. Anne briefly reviewed the current Balance Sheet and Profit and Loss Statement, saying that in her view the finances of the organization were in very good shape and that she was not aware of any significant problems. She did note that there was a receivable in the amount of $7,000 shown and said that she was unaware of the nature of that receivable, but would check on what it was and upon its current status. Following a brief discussion, the Treasurer’s report was approved as presented. Copies of the financial statements as presented are attached to these minutes.

The Chair then reported that he had discussed with consultant Mary Andre the Association’s pending water submission to CDPHE. He said that although preliminary material has been submitted, the final water quality report including all of the 2022 data still needed review and approval by this Board, following which it would be submitted in final. He said that Mary was forwarding a copy of the just completed final report, which he in turn would distribute for Board review as soon as received. He also reported that Mary referenced the proposal for some treatment options which she had been requested by the Board to prepare, and that that proposal should be ready to submit to the Board in approximately a week. That proposal, too, the Chair committed to forward to all Board members as soon as received.

The Chair then turned to a construction update, noting that the Johnston construction was well underway and that it was intended that it continue through the winter until completed. The other pending project, by the Olbrights, will apparently be delayed for about a year. However, in that case plans have been submitted and given an initial review by the Association’s architectural consultant, Mike Olsen. Mike’s report has been given to the Olbrights and they have been authorized to discuss whatever they like with Mike. It was made clear to the Olbrights, however, that no formal review or action has been taken on the plans pending receipt of the necessary deposits.

Discussion then turned to future Board meetings and it was the consensus of the Board that four meetings per year would the appropriate number, with of course the ability to schedule any special meetings as deemed necessary. The further dates for 2023 were set for April 27, July 11 and November 7, the November meeting date being for both the Annual Meeting and for the subsequent organizational meeting of the Board. Unless otherwise advised, the meetings will be held in the conference room of Alpine Bank, Steamboat Springs, CO, with the Board meetings beginning at 3:30pm and the Annual Meeting beginning at 3:00pm and followed by the organizational Board meeting.

The Chair stated that that concluded the meeting agenda items and opened the floor for any new business. Items raised included:

1. A discussion of the mail delivery problems plaguing Steamboat and the experience of the Directors. One matter identified during the discussion was that the Romick’s had funded the installation of communal mailbox facilities at the end of Elk Lane and on motions duly made, seconded and unanimously adopted the Treasurer was authorized and directed to repay to the Romick’s the amount by which they had funded the project.
2. A question was raised about removing the scoria from Humble Road and Sweetwater Drive once all the snow is gone in the Spring, and the Chair agreed to contact Native Excavating to see if they would undertake that project on behalf of the Association.
3. A question was raised about whether the Association water tank was being cleaned whenever the diving crew was in town and the Chair agreed to contact Water Manager Bruce Thompson and make sure that that was being done and would be done.
4. A question was raised whether the annual crack filling had actually been done on the road during 2022 and several members assured that it had been. The Chair noted that he would contact the contractor to be sure to get on the list for the coming summer.
5. A question was raised about some clogged culvert(s) and it was agreed that that matter should be reviewed on site once the snow had cleared and any corrections undertaken, presumably with the help of Native Excavating.
6. Several Directors expressed a concern with the amount of dog “waste” which was being deposited along the road. All members confirmed that neighborhood dogs were most welcome to be walked on the road, but asked the Chair to advice those doing so that it would be very much appreciated if the dog waste were cleaned up by the owners.

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

Respectfully submitted,

Rick Dowden, Acting Secretary