

Approved

Agate Creek Preserve Homeowners Association

Minutes of the Executive Board

March 8, 2016

A meeting of the Board of Directors of Agate Creek Preserve HOA was duly called and held on Tuesday, March 8, 2016, at the offices of Commercial Property Group. Board members present were Rick Dowden, president, Russ Atha, Joe Robbins, Sue Swain, Nancy Jarchow. Phil McClure and Bill Keith attended by conference phone.

Minutes. Motion to approve the minutes of the January 12, 2016 board meeting was made and approved.

Budget. Joe reported all members have paid their dues in full.

Water. Nancy noted Bruce Thompson is due to flush hydrants this spring.

Roads. Russ suggested we coordinate with neighboring HOA's to chip seal this year. He'll let us know schedule for Country Green and Steamboat Pines.

Compliance. The board is considering a proposed addition to the Design Guidelines to charge a construction compliance fee for new construction. It has been suggested we also charge a fee for remodels. After discussion, it was determined to charge \$2,000 for a Road Fee and \$5,000 for a compliance deposit which would be used to offset repair of road damage beyond normal construction wear and tear. Sue noted large landscaping projects and driveway repaving can also contribute to significant stress. Russ mentioned there are times when concurrent projects would make it more difficult to attribute causes. Currently, the reserve budget is adequate to cover those costs. Phil suggested we take each situation case by case. Rick will provide a review for us at our next meeting.

Other Business. Sue asked if we had been advised on liability concerning dogs walking off-leash in the neighborhood. Rick will follow up.

Next Scheduled Meeting. Next meeting will be May 10.

Motion was made and approved to adjourn the meeting.

Respectfully submitted,

Nancy Jarchow