

Approved

Agate Creek Preserve Homeowners Association
Minutes of the Executive Board
October 23, 2014

A meeting of the Board of Directors of the Agate Creek Preserve HOA was held on Thursday, October 23, 2014 at 3:30 pm at the offices of Commercial Property Group. Present were board members Rick Dowden, president, Russ Atha, Sue Swain, Bill Keith by conference phone, officers Joe Robbins, treasurer, Nancy Jarchow, secretary, and fellow homeowners John Duty, and Bruce Jarchow, conference phone.

Water. The first order of business was discussion of drilling a new test well and, or, possible future upgrades to the water system. Engineers Mary Andre and Matt Meilke of CDC engineers, and well driller, Rod Branstetter of Aztec Drilling were asked to participate. The HOA is concerned about high levels of iron and manganese in our water which have to be filtered out at the homes as there's currently no central filtration system. On behalf of the HOA, Mary provided us with an aqua map that showed locations of wells along the Yampa River close to where our well is located, and drilling reports of yields of those wells. She also provided us with an outline of options for treatment upgrades to the current system. See attached.

In addition, Mary explained the HOA is responsible for meeting FEMA regulations and guidelines concerning new flood plain areas, facility structures, etc., that have been imposed since our well was developed, should we make any modifications to our current system.

Rod and Mary provided us with an evaluation of wells in the area, and the likelihood of getting better water quality, ie, less iron/manganese levels from drilling a new well. Rod explained the alluvium in which the Agate Creek well is located is very shallow, essentially due to a thin layer gravel where the river flows underground. This layer lies on top of thick layer of clay, which blocks the flow of water. Our well was designed to capture the water flow in the gravel layer and pipe it to the houses. This is known as a ground water well. The HOA has an agreement with the Colorado Department of Parks and Wildlife, formerly known as the CDOW, which allows the HOA to have an easement on their property, which is adjacent to the Yampa River, where our well is located. The area we are allowed to have a well is contained in a fairly small radius of 122' around our current well. Should we decide to drill a new well, we would be restricted from going outside this area without going through an elaborate and expensive process with both CDOW for expanding our easement, and petitioning the Colorado water court to grant us a new point of diversion and a new water decree.

Rod and Mary both stressed we would be taking a risk as there's no reliable way to assure good results. Rod has provided us with costs for both drilling a test well and proceeding with developing and casing the new well, should the new well provide satisfactory results for us. He suggested the test well which would be located close to our existing well, in an area just off the county road, directly adjacent to the access road to the existing well and pump house.

Questions concerning water quality, testing requirements, quantity, and costs for all of the above were discussed.

It was agreed we would consult our water attorney, Mike Browning and that Nancy, water committee chairman, would ask Mike Browning to provide a summary of all legal requirements. Nancy will arrange a conference call with Mike, Joe, and Mary. Rod agreed to revisit well area the following morning to identify the exact site of the proposed test well. Skidge, surveyor, will immediately follow-up to plot the coordinates.

Recommendations from Mary, Rod, and Mike will be provided to the board as soon as possible, prior to the upcoming annual board meeting Nov. 12. The board will then vote on whether to drill a new test well or to bypass that option and proceed with upgrades to the current system.

Finance. Joe reported the new budget is the same as 2014 with the exception of fire mitigation, ie, dead tree removal, road maintenance, and water use operator. Joe proposed adding \$3,500 to fire mitigation, \$500 to water operator and decreasing road maintenance by \$3,000 to \$3,000 from last year's \$6,000. Board voted to approve, budget will go out with the Notice of Annual Meeting.

Annual Meeting will be November 12, 3pm, Wells Fargo Bank.

There being no other business, motion was made and approved to adjourn the meeting.

Respectfully submitted,

Nancy Jarchow,

Secretary