Approved

Agate Creek Preserve Homeowners Association

Minutes of the Board of the Executive Board

May 10, 2016

A meeting of the Board of Directors of Agate Creek Preserve HOA was duly called and held on Wednesday, May 10, 2016, at the offices of Commercial Property Group. Board members present were Rick Dowden, president, Russ Atha, Sue Swain, and officers Joe Robbins, treasurer, and Nancy Jarchow, secretary. Bill Keith attended by conference call.

Minutes. Motion to approve the minutes of the March 8, 2016 board meeting was made and approved.

Budget. Board reviewed the financials. Joe reported we have a total of $288,930.40 in the bank including water and general reserves. Everyone is current and we are financially in good shape.

Water. Bruce Thompson has flushed the hydrants twice in the past month and Sue noted they’ve had no problems since that had been done. She suggested we request Bruce to make it a priority that we flush the hydrants beginning in February. Nancy will also ask Bruce’s advice on having Potable Divers to clean the tanks this year.

New Construction. Board approved implementing a non-refundable road fee of $10,000 and a Compliance Fee of $15,000, which can be refundable upon completion of construction. Rick noted that we would send a notice and vote to the HOA members prior to our annual meeting. Remodels were also discussed, and it was generally agreed that should remodels require concrete trucks or trucks hauling heavy equipment and landscaping materials such as boulders which can cause road damage, it makes sense to have a road fee for this type of activity, as well. Rick would like to bring this discussion to the annual meeting. Joe noted that the proposal could allow the board to inject subjectivity based on size of remodels or concurrent projects. Sue suggested we include large landscaping projects and driveway expansions. Rick suggested we revise the architectural guidelines to cover these concerns with language that is simple and grants discretionary power to the Architectural Review Board.

Fence Damage. Rick raised the question of who is responsible for damage to boundary fencing due to fallen trees and elk. Joe pointed out that the boundary fence benefits all of us and therefore the HOA should pay to repair and maintain that portion of the fencing. All agreed, noting that the interior portions of the fence are solely the responsibility of the grazing association members.

Roads. Russ reported that Country Green will be chip sealing Elk Lane in July, total cost is estimated to be between $80-90,000, and asked if we wanted to get a bid for our roads. He noted chip seal is considered to be a good overlay on asphalt. Rick will contact Todd Asbury who is coordinating the neighborhood effort to discuss.

Next Meeting is scheduled for May 12, 3:30.

Rick asked if there was any other business. There being none, a motion was made and approved to adjourn the meeting.

Respectfully submitted,

Nancy Jarchow, secretary