

Approved

AGATE CREEK PRESERVE HOMEOWNERS ASSOCIATION
MINUTES OF THE EXECUTIVE BOARD
JULY 22, 2014

A meeting of the Board of Directors of Agate Creek Preserve HOA was held on Tuesday, July 22, 2014, 4pm at the offices of Commercial Property Group. Present were board members Rick Dowden, president, Bill Keith, Randy Dean, Sue Swain, Russ Atha, officers Joe Robbins, treasurer, Nancy Jarchow, secretary and fellow homeowners Connie Dean and Ted Swain.

Finance. Joe reviewed the balance sheet as of June 30. Most of the accounts receivables have been collected since the 30th. Currently, we have \$45,000 in water reserves generated from an annual assessment of \$500 per homeowner which we have collected over the last past three years. Joe suggested we extend this assessment which will be needed for future improvements to our water system.

Roads. Russ reported Connell Construction may be applying a 2" overlay of asphalt on Elk Lane. Our HOA is responsible for sharing in costs up to Humble Rd. The board discussed coordinating an overlay on Humble Road and Sweetwater Drive, at the same time. Russ will get the costs and report back to us at the next board meeting.

Perimeter Trail. Sue reviewed the location of the hiking/snowshoe trail which runs within the perimeter of some of the lots in Agate Creek and is expressly for the benefit the Agate Creek homeowners. There was discussion to widen the entire trail to the width of an ATV for easier access. Joe suggested incorporating the work when we get the fence fixed.

Dead Trees. Bill asked about coordinating an effort among the homeowners to remove dead trees on individual lots. Rick will contact some of the second homeowners to let them know they can call Gonzalez Firewood who has done the tree removal for the HOA.

Water. Bruce Thompson, our water administrator and Mary Andre, engineer, Civil Design Associates were invited to attend our meeting to discuss possible improvements to remove the iron and manganese from our central water system. All homeowners with residences have installed home filtration systems which vary in size and the type of system, depending on what each homeowner has chosen to install. The board authorized CDC to conduct a study, not to exceed \$10,000, of the options

available for improvement of the central system. The study will be completed in time for the board meeting in October.

Bruce also suggested the HOA install a radio/solar transmitter to replace the cable system which relays pump pressure at the pump house, and reviewed the tank cleaning report which he advised we continue to do each year. Fire hydrants are flushed each spring and again in the fall after the tank cleaning.

Next Board Meeting. The next board meeting will be held at CPG on Thursday, October 23, at 3:30. There will be no meeting September 23, or October 28, as previously, tentatively scheduled.

The Annual Meeting will be held on Wednesday, November 12, at the Wells Fargo Bank, at 3pm.

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

Respectfully submitted,

Nancy Jarchow
Secretary