Approved

Agate Creek Preserve HOA - Minutes of the Executive Board

July 12, 2016

A meeting of the Board of Directors of Agate Creek Preserve HOA was duly called and held on Tuesday, July 12, 2016 at 3:30, at the offices of Commercial Property Group. Board members present were Rick Dowden, president, Russ Atha, Sue Swain, Bill Keith, Phil McClure (on conference phone), officers Joe Robbins and Nancy Jarchow, and new homeowner, Juaquin Ketchbaw.

Minutes of the May 10 meeting were approved.

Budget. Joe reported year-to-date financials are on target other than other than we exceeded snow removal by $300 last winter. We have approximately $300,000 including $100,000 in checking. It was agreed to transfer half of the funds in checking into our general reserve account.

Water. Bill asked if we should reevaluate the water use vs base charges for our budget. Nancy will review the water budget with Bruce Thompson and also to request Bruce to mark the two areas where the valve heads were knocked-off by the snow plow so that they can be repaired, a flush the hydrants in February.

Juaquin asked why some houses may experience more iron/manganese in their water. Russ explained minerals settle in the pipeline as the water is distributed both on the way up to the holding tank above the houses, as well as on the way back out causing the settlement to vary. Overall, water treatment is working well.

Roads. Rick reported that homeowners approved the new road and construction fees. He will ask the general membership to approve at the annual meeting.

Architectural Review. Joe sent our architectural guidelines to the Ketchbaw’s architect and will review the plans with the architectural committee as soon as they’re ready. The arch committee is composed of Connie Dean, Sue Swain, and Joe. Juaquin said they should have their plans available tomorrow.

Other Business. Sue asked if she should meet with the new head of CDPW ( Colo. Dept. Parks and Wildlife), now that Jim Haskins has retired, to discuss reopening the public trails during the winter months: Dec 1 – March 31. All agreed there is no evidence that snowshoeing activity impedes wildlife habitat during the winter, as most of the elk herd migrate further west where the vegetation is more abundant. There is no question the spring calving closure from April 1- through June 30, should remain.

Next Meeting. Next scheduled meeting is Tuesday, Sept. 13, 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