Approved

Agate Creek Preserve Homeowners Association

Minutes of the Executive Board

November 17, 2015

A meeting of the Board of Directors of Agate Creek Preserve HOA was duly called and held following the Annual Meeting on November 17, 2015, at the Wells Fargo Bank. This meeting constituted the first meeting of the Board by the Members at the Annual Meeting.

Board members present were Rick Dowden, president, Russ Atha, Sue Swain, Joe Robbins, treasurer. Also present were Libby Robbins and John Duty. Rick served as chairman and Libby served as secretary.

The chairman noted the first order of business was election of officers of the Board, each to serve until their successors are elected at the next ensuing Annual Meeting. He asked officers serving in 2015 would still be willing to serve in 2016. All agreed to remain in place and were duly elected: Rick Dowden, president, Russ Atha, vice president, Joe Robbins, treasurer, Nancy Jarchow, secretary. Board members are Rick Dowden, Russ Atha, Randy Dean, Bill Keith, Sue Swain, Phil McClure. Nancy Jarchow, water chairman.

Annual Meeting Minutes. Minutes from the Annual Meeting, November 12, 2014 were unanimously approved.

Budget. Joe Robbins provided current reports for accounts receivable, accounts payable, and a balance sheet, and reported all members are current with their dues and water fees and we are in good shape, financially. The board motioned and approved moving $50,000 from general reserve to the water reserve.

Water. The board is considering installing a contact tank on the central system which will allow chlorine to be more evenly distributed throughout the system. Russ noted that at some point in the future as more homes are built and we become a public system, Colorado will require testing for chlorine at the individual houses. Several homeowners commented their home filtration systems are adequately serving to remove most of the iron and manganese.

Roads. There is a dip in the road going over the culvert around the creek which will need to be repaired. It was agreed to install signage indicating the dip until the road repair has been completed.

Construction Compliance Fee. The board is in agreement that we should collect a building fee for new home construction to offset road damage from heavy construction vehicles. Rick will meet with Medora to understand what other higher end subdivisions charge and put a summary together for us for our next meeting.

Meeting Schedule. It was agreed the tentative meeting schedule for 2016 will be Jan. 12, March 8, May 10, July 12, Sept. 13, and November 18.

Other Issues. Rick asked if there were any other issues anyone wanted to discuss. There were none. Motion was made, seconded and approved to adjourn the meeting.

Respectfully submitted,

Nancy Jarchow