Agate Creek Preserve HOA – Minutes of the Executive Board

November 21, 2016

A meeting of the Board of Directors of Agate Creek Preserve HOA was duly called and held on Monday, 11.21.17 at 3pm, at the offices of Commercial Property Group. Board members present were Rick Dowden, president, Russ Atha, Sue and Ted Swain, Bill Keith on conference phone, officers Joe Robbins, treasurer, Nancy Jarchow, secretary, and homeowner, Juaquin Ketchbaw.

Minutes of the 7.12.16 meeting were approved.

Architectural Review. Rick announced the results of the vote to revise architectural fees to a refundable $15,000 compliance fee and $2,000 non-refundable road fee was unanimously approved.

Budget. Joe reviewed the budget and reported all homeowners are current. Generally, the proposed budget is on target for the year. This year’s fencing costs of $6,500 for the perimeter fencing which is the responsibility of the HOA, involved major repairs. Joe suggested we budget that amount for 2017 in order to maintain the fencing on a regular basis. Interior fencing is the responsibility of the individual homeowner and is paid for by those members in the grazing association. Joe will transfer $50,000 from the general checking account to the money market account. Motion was made and approved to accept the budget. It will go to the vote of the homeowners at the annual meeting.

Board Members and Officers. All board members and officers have agreed to remain in their positions for another year.

Transition to New Management Company. CPG can no longer continue to function as our management company and has recommended Double H Management. Bart Ingells will continue to prepare our taxes. Rick and Nancy will meet with Double H.

Water. Nancy checked with our water administrator, Bruce Thompson, who manages our water system, and reported the system is working well. Bruce reminded us that we will want to consider eventually converting to a contact tank method rather than direct chlorine injection into the lines and noted he would be flushing the hydrants in February to eliminate accumulating iron and manganese.

Trails Closure. Sue met with Kris Middledorf, new director of Colorado Department of Parks and Wildlife to review documentation of the agreement to keep the Agate Creek trail open for snowshoeing during the winter. She reported that he planned to meet with Ed and Cheri Trousil to discuss. She invited Kris meet with our HOA, as well. Rick suggested we pull a consortium together with the surrounding neighborhood HOA’s, Yampa Valley Land Trust, Routt County Riders, all who were involved in the original agreement to support and fund the public trail.

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

Respectfully submitted,

Nancy Jarchow, secretary