Approved

AGATE CREEK PRESERVE HOMEOWNERS ASSOCIATION

TELEPHONIC BOARD MEETING/ APRIL 6, 2015

A telephonic meeting of the Executive Board of Agate Creek Preserve Homeowners Association was duly called and held at 10:00 a.m.MT. Directors included: Russ Atha, Randy Dean, Rick Dowden, Bill Keith, Phil McClure and Sue Swain, being all of the members of the Board. Also present was Joe Robbins, Treasurer, who also acted as the architectural consultant.

Rick Dowden acted as Chairman and also took the minutes of the meeting.

The Chairman opened the meeting and stated that the two agenda items were:

(1) Consideration of the proposal of Joanne and Jim Doggart to add a small addition to their home to provide for a larger master bedroom closet and,

(2) Determination of how to treat the fees provided for in the Association’s Covenants. He also noted that the plans for the proposed addition had been previously distributed to all of the Directors and had been reviewed by architect Joe Robbins who reported as follows:

“I have reviewed the SEAD drawings of the proposed addition to the Doggart residence dated March 31, 2015. The addition adds an attractive design element to the north façade of the house. The proposed construction conforms to the style of the existing structure such that the finished addition will appear to have been constructed as a part of the original home. As conditions of approval, the owner must commit to matching the existing roof, use of materials matching existing, and to staining the new material to complete the seamless appearance. The proposed addition projects approximately 6 feet outside the defined building envelope. This projection would not be seen by nor would it negatively affect any neighboring property, nor would it have any impact on any Agate Creek Preserve property owner. I recommend Architectural Review Committee approval of the addition with the previously stated conditions. Mr. Doggart should be aware that Routt County Building officials may require a variance because of the proposed encroachment.”

On motion duly made and seconded, and following discussion, it was:

Resolved, that the Board hereby approves the submitted plans for the addition to the Doggart home, a copy of which plans is attached to these minutes; subject, however, to the provision that when completed the addition will in all respects conform to the design and appearance of the existing structure. That would include, for example, matching the existing logs and log corners, matching the existing exterior, having foundation piers matching the existing ones, providing landscaping to conceal the piers and in all respects having the addition appear to have been part of the initial structure.

; and it is

Further Resolved, that the $300 fee for plan review is hereby waived and the $2,000 Building Fee will be charged, but will be refunded if the construction does not commence and the application is withdrawn, or upon completion of the construction to the Board’s satisfaction. Such refund will be made only to the extent that the Association does not have to use any of that fee to cover expenses necessitated by or related to the construction.

There being no further business to come before the meeting, it was duly adjourned.

Respectfully submitted,

Albert R. Dowden

Meeting Secretary