**AGATE CREEK PRESERVE HOMEOWNERS ASSOCITION**

**MINUTES OF THE EXECUTIVE BOARD**

**OCTOBER 18, 2011**

A meeting of the Executive Board of the Agate Creek Preserve Homeowners Association was duly called and held on Tuesday, October 18, 2011 at the offices of The Commercial Property Group, Steamboat Springs, Colorado. This meeting constituted the first meeting of the Board elected by the Members at the Annual Meeting held October 12, 2011.

Present were Russ Atha, Randy Dean, Rick Dowden, Bill Keith and Ted Swain, being all of the members of the Executive Board. Mr. Keith participated by telephone and the other in person. Also present by invitation was Nancy Jarchow, Chair of the Association’s Water Committee. Ted Swain served as Chairman and Rick Dowden recorded the minutes.

The Chairman noted that there were two items for discussion:

1. Filling the vacancy remaining on the Board; and
2. Election of officers.

The Chairman noted that at the Annual Meeting of Members, only five of the six authorized Board seats were filled and members generally were then asked to consider serving. At that time Cheri Trousil indicated a possible interest and since that time has come back to the Board to express her interest in serving.

Following discussion and on motion duly made, seconded and unanimously adopted it was:

RESOLVED, that Cheri Trousil is elected to the Executive Board of the Agate Creek Preserve Homeowners Association to serve a term of one year and until her successor shall have been elected and qualify.

Thereupon Ms. Trousil joined the meeting.

The discussion then turned to the election of officers, and following discussion and on motion duly made, seconded and unanimously adopted it was:

RESOLVED, that the following are elected to the office set opposite their names below to serve in such positions for a term of one year and until their successors shall have been elected and qualify:

Rick Dowden President

Russ Atha Vice President

Nancy Jarchow Secretary

Joe Robbins Treasurer

Ted Swain then asked Rick Dowden as the newly elected President to take over chairing the meeting. This was followed by thanks expressed to Ted for his service as President.

Mr. Dowden, as Chairman, noted that the agenda items had been covered and opened the meeting to any matters any of the participants wished to raise. Those matters included the following:

* Nancy Jarchow suggested the need for a local attorney to be available to assist and advise the Board as necessary and specifically recommended Rob Stickler. Following discussion, it was the consensus of the meeting that having such local counsel was a good idea and Rick Dowden was asked to meet with Mr. Stickler and report back to the Board whether he recommended choosing him.
* It was suggest that it would be a good idea to have regular and periodic meetings of the Board, and it was the consensus of the meeting that that was a good idea and that at least initially such meetings should be scheduled every two months. Rick Dowden agreed to send out suggested dates to all participants for comment.
* Russ Atha reported that as requested at the Annual Meeting, he had followed up with Ben Schreiner at Steamboat Asphalt and Paving about having the cracks in the road treated prior to winter. He reported an estimated cost of between $1,000 and $1,500. Following discussion Russ was requested to have Schreiner proceed on that basis.
* Nancy Jarchow reported that she had talked with our Water Manager, Bruce Thompson, and that he was going to make sure that our water tank was included for cleaning when the people doing that work returned to Steamboat.
* Nancy Jarchow asked about whether we should proceed with the budged auto dialer for the pump house, and she was requested to double check costs and product and report back at the next Board meeting for action.

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

Respectfully submitted,

Albert R. Dowden

Secretary