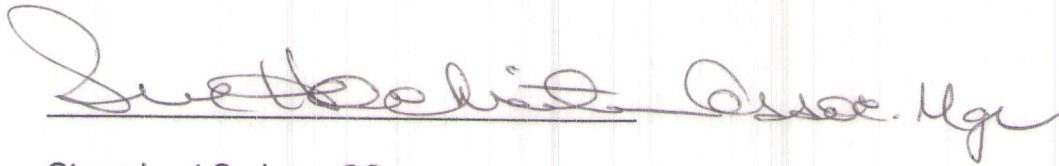


Agate Creek Preserve Homeowners Association

***c/o Double H Management
1125 Lincoln Avenue, Box 774444
Steamboat Springs CO 80477***

CERTIFICATE OF MAILING

Double H Management, being the duly authorized representative of the Agate Creek Preserve Homeowners Association does hereby certify that on October 17, 2017, it distributed the attached Notice of Meeting addressed to the Members of the Association by deposit in the United States mail, properly stamped, and to their addresses as shown in the records of the Association, together with the indicated attachments thereto.

A handwritten signature in dark ink, appearing to read "Susan Schmitt", is written over a horizontal line. The signature is fluid and cursive.

Steamboat Springs, CO

Agate Creek Preserve Homeowners Association

***c/o Double H Management
1125 Lincoln Avenue, Box 774444
Steamboat Springs CO 80477***

October 17, 2017

NOTICE OF THE ANNUAL MEETING OF MEMBERS

TO: THE MEMBERS OF THE AGATE CREEK PRESERVE HOMEOWNERS' ASSOCIATION

PLEASE BE ADVISED that the Annual Meeting of the Agate Creek Preserve Homeowners Association will be held at 3:00 p.m. local/Mountain Time on Wednesday, November 8, 2017, in the conference room of Alpine Bank, 1901 Pine Grove Road, Steamboat Springs CO 80487.

The agenda for this year's Annual Meeting is as follows:

1. Roll call
2. Presentation of proof of Notice of Meeting;
3. Reading of minutes of preceding meeting;
4. Reports;
5. Election of inspector of election (if required);
6. Election of Members of the Executive Board;
7. Review and ratification of budget for the 12 month fiscal year ending December 31, 2018;
8. Consideration of amending Article 21.1 of the Declaration of Covenants, Conditions, Restrictions and Easements for Agate Creek Preserve to increase the time for completing construction from 18 months to 24 months.
9. Unfinished business
10. New business: a: Informational review of other matters, if any, which have arisen since the 2016 Annual Meeting; and b. Questions, discussion and other business.

Please let me know if there are any items which you wish added to the meeting agenda. The proposed budget for the next ensuing fiscal year is attached to this Notice and will be available at the Meeting and will prior to the meeting be posted on our Association website.

I very much hope to see you at the Annual Meeting, but if you are not able to attend, may I please stress the importance of returning a proxy, a form of which is enclosed.

Very truly yours,

Albert R. Dowden
President

Agate Creek Preserve Homeowners Association

***c/o Double H Management
1125 Lincoln Avenue, Box 774444
Steamboat Springs CO 80477***

October 17, 2017

TO THE MEMBERS OF THE AGATE CREEK PRESERVE HOMEOWNERS ASSOCIATION:

You will note that our Annual Meeting this year is scheduled for Wednesday, November 8, 2017. I really hope that you will try to join us, but if you cannot, I strongly ask you to return the enclosed proxy so that we will have at least a quorum and can do the business we need to do.

2017 has been a good year without trauma or serious problems, and because some time ago we decided gradually to build up a financial reserve, we are in a strong financial position. That being said, I should note that we need to continue to monitor the water system, which is still not delivering water which is always of an acceptable quality, and to plan for some form of central treatment which we will at some point be required by law to have. The other area I generally address in this letter is the road, but as most of you know we have had the road chip sealed. Probably we could have waited another year or so to do that, but the Board felt it appropriate to do it this year before the road deteriorated to a state where the process would be more difficult and expensive, and because by tying it into work being done on lower Elk Lane and in Country Green, we managed a significant cost savings.

On a very happy note we have six new full-time residents with the prospect of more—Mimi and Jaquin Ketchbaw and their two children are completing construction of their home and Ann and Ken Krieg have moved into the former Daggart home. Then Eric Luke and his family are proposing this Spring to begin construction of their home on Lot 5, formerly owned by the Jarchows.

As you know, one of the primary pieces of business at the Annual Meeting is the election of the members of the Board. Following the Annual Meeting we will have the organizational meeting of the Executive Board where officers will be elected. You are most cordially invited to that meeting as well.

One additional piece of business will be the recommendation by your Board to increase the amount of time during which construction must be completed from 18 months to 24 months, it being the Board's feeling that that would be a much more realistic time frame.

In the meantime, may I again urge you to join us on November 8, 2017. We will plan to provide facilities for calling in, and the number for that is 888-740-4219, code 778741#.

All the best.

Rick Dowden
President

Agate Creek Preserve Homeowners Association

***c/o Double H Management
1125 Lincoln Avenue, Box 774444
Steamboat Springs CO 80477***

**AGENDA FOR THE ANNUAL MEETING OF MEMBERS
NOVEMBER 8, 2017**

1. Roll call
2. Presentation of proof of Notice of Meeting;
3. Reading of minutes of preceding meeting;
4. Reports;
5. Election of inspector of election (if required);
6. Election of Members of the Executive Board;
7. Review and ratification of budget for the 12 month fiscal year ending December 31, 2018;
8. Consideration of amending Article 21.1 of the Declaration of Covenants, Conditions, Restrictions and Easements for Agate Creek Preserve to increase the time for completing construction from 18 months to 24 months.
9. Unfinished business
10. New business:
 - a. Informational review of other matters, if any, which have arisen since the 2016 Annual Meeting;
 - b. Questions, discussion and other business.

Agate Creek Preserve
10.10.17

**Budget
2018**

Income

Regular Assessments	40000
Reserve Assessments	8000
Water User Assessments	8000
Water Base Assessments	12190
Water Reserve Assessments	15000
Road Fee	0
Architectural Fee	0
Interest Income	60
Total Income	<u>83250</u>

Expenses

OPERATING COSTS

Admin/Management	3000
Licenses and fees	50
Insurance Liability	750
Insurance D & O	1000
Tax preparation	350
Legal	1000
Office supplies/postage	100
Website	300
Fencing	6500
Fire Mitigation	2000
Landscaping	1000
Road maintenance	3000
Snowplowing	6000
Mosquito/weed control	500
Electric-entrance light	350
Total operating costs	<u>25900</u>

WATER COSTS

Water base costs	
Stagecoach lease	870
Repairs/maintenance	5000
	<u>5870</u>
Water user costs	
Operator	5500
Supplies	1500
Electric	2500
	<u>9500</u>
Total water costs	<u>15370</u>

Agate Creek Preserve Homeowners Association

c/o Double H Management

1125 Lincoln Avenue, Box 774444

Steamboat Springs CO 80477

October 17, 2017

TO THE MEMBERS OF THE AGATE CREEK PRESERVE HOMEOWNERS
ASSOCIATION:

PLEASE BE ADVISED that a meeting of the newly elected Executive Board of the Association will be held immediately following the conclusion of the 2017 Annual Meeting of the Association on Wednesday, November 8, 2017 and in the same place as the Annual Meeting, for the purpose of electing officers of the Association for the ensuing year and to conduct such other business as may come before the meeting.

All members of the Association are cordially invited to attend this meeting of the Executive Board.

Very truly yours,

Albert R. Dowden
President

Agate Creek Preserve Homeowners Association

***c/o Double H Management
1125 Lincoln Avenue, Box 774444
Steamboat Springs CO 80477***

PROXY FOR THE 2017 ANNUAL MEETING:

The undersigned, being (a) member(s) of the Agate Creek Preserve Homeowners' Association do(es) hereby designate _____ to serve as my/our proxy to cast my/our vote in any matter coming before the 2017 Annual Meeting of the Association.

Print name(s) of Member(s)

Signature(s) of Member(s)

Date: _____ Lot(s) Owned _____

To be effective, proxies must be presented at the Annual meeting, which can be done by anyone in attendance. Proxies sent to Albert R. Dowden, by mail to PO Box 774000—PMB #222, Steamboat Springs, CO 80477 or by email to rdowden@sprynet.com , and received prior to the Meeting, will be so presented.