

Approved

**AGATE CREEK PRESERVE HOMEOWNERS ASSOCIATION
MINUTES OF THE EXECUTIVE BOARD
October 15, 2013**

A meeting of the Board of Directors of Agate Creek Preserve HOA was held on Wednesday, Oct. 15, 2013, 3:30 pm at the offices of Commercial Property Group. Present were board members Rick Dowden, president, Ted Swain, Russ Atha, Randy Dean, Cheri Trousil, officers, Joe Robbins, treasurer, and Nancy Jarchow, secretary, and homeowner, Connie Dean.

Minutes. Board approved minutes of the last two meetings, June 26 and September 4, 2013.

Snow Removal. Board approved Native Excavating to plow the roads for this upcoming winter and authorized the acceptance of its offer for those services.

Finance. Joe presented the proposed budget for 2014. He explained he arrived at the new budget by extrapolating the actual expenditures from Jan. 1, 2013 to date and adding or subtracting them to the current budget. Snow plowing, road maintenance and landscaping were increased to compensate for anticipated higher expenses next year. Rick suggested we review the allocations, balance sheet and reserves at our annual meeting. Motion was made to approve the budget as presented.

Water. Nancy discussed a request by Bruce Thompson, water administrator to allow B&J Pumps to test Pump # 2 at a cost of \$4-500. Recently, there was a short in the control cable between the tank and the pump house possibly due to a break in the cable or a faulty motor starter, which Bruce has yet to determine. He suggests we consider installing a solar radio transmitter/receiver at some point in the future which will communicate water tank levels for pump control and alarm conditions to the audio dialer. Bruce will provide an estimate of cost to us, understood to run between \$3-15,000. He is also in the process of securing a plumber to replace areas of pipe segments and fittings in the pump house which has been approved by the board, not to exceed \$1,000. As of the end of this year, we will have collected \$30,000 in water reserve funds and another \$15,000 in reserves which will be collected next year and which are dedicated solely to future maintenance and repair of the water system.

Rick asked if the board wanted to switch to electronic billing to homeowners for water. Connie and Nancy suggested continuing with both electronic and hard copies sent via US mail, which suggestion was accepted. A further suggestion was that members be asked how they would prefer billings be delivered.

Dead Tree Removal. Rick will contact Gonzalez to remove the dead trees and slash on the common area after the snow melts next spring. In the meantime, Dave Schulz is welcome to help himself to the wood.

Architectural and Building Fees. Board addressed a question posed by Cheri Trousil at the last meeting concerning our policy regarding road construction reimbursements to the HOA by homeowners for damage caused to the road during construction. Nancy had provided an initial analysis of our current policy as well as those in Dakota Ridge, which essentially charges a flat rate, and Catamount which requires a compliance fee with a reimbursement back to the homeowner after completion. See Attached. Russ had noted Country Green has a policy for remodel construction based on square footage.

Randy mentioned there are several factors that can impact the roads in addition to the size of a structure. Depending on the site, construction can require extensive excavation of the building site, causing heavy truck loads of rock to be removed and, or installed. How these materials are transported and how the weight is distributed over a the truck beds is one of the factors for consideration. Rick noted that pilings are sometimes required depending on soil conditions. Various ways to fairly assess road damage were considered. Ted suggested conducting an evaluation of the road prior to construction and then again at completion to provide a baseline for costs to repair the road. Cheri questioned how to determine responsibility with multiple construction projects occurring at the same time. Rick offered to review the policies of several high end subdivisions including Alpine Mountain Ranch, Storm Mountain, Marabou, Catamount, Dakota Ridge and any others Joe suggests might be appropriate. We will put this discussion on the agenda for the upcoming annual meeting.

Annual Meeting. Next scheduled meeting is annual meeting, November 13, 2013 pm at Wells Fargo Bank. Notice of the Annual Meeting will be sent to all homeowners electronically and by USPS within the next two weeks.

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

Respectfully submitted,

Nancy Jarchow

A handwritten signature in dark ink, appearing to read "Njarch", followed by a long horizontal flourish.