



Eagle Ranch Association
Regular Meeting of the Executive Board

Wednesday, May 21, 2025
3:00 p.m. MST

**Eagle Ranch Office or
Microsoft Teams**
[Join the meeting now](#)

Dial in by phone
[+1 213-349-3956](#)
Phone conference ID: 788 132 863#

Agenda

- 1) Call to order, verify quorum
- 2) Minutes Approval
 - a) February 19, 2025
- 3) Election of President by Board
 - Election of President
 - ERA Board Candidate - Casey Glowacki
- 4) Financial Review
- 5) Unfinished Business
 - a) Memorial Stone + elite + old growth
 - b) Community Cleanup - Shred
 - c) 25th Anniversary Celebration
 - d) Ridgeline Landscaping
 - e) Asphalt Pathway – Retirement Center
 - f) Redistribution of Ranger Funds
- 6) New Business
 - Dan Brown - Chamber
 - Mary Dow - Letter
 - Community Table – Kona Ice
 - ER Housing Corporation
 - Cell Tower
- 7) Committee Reports
 - a) Wildlife Committee
 - b) Design Review Board
- 8) Executive Session (if needed)
- 9) Adjournment

2025 Meeting Dates

- Board Meeting – August 20th
- Board Meeting – November 19th
- Annual Meeting – December 10th
- Special Meeting – Immediately Following Annual Meeting

MINUTES OF A MEETING OF
THE BOARD OF DIRECTORS OF
EAGLE RANCH ASSOCIATION

A Meeting of the Board of Directors of the Eagle Ranch Association (the "Association") was held on February 19, 2025, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, and via video/teleconference*.

Directors Present:

Liz Adams*, Residential Director
Eric Eves, Residential Director
Clark Gundlach, Commercial Director
Corina Lindley*, Commercial Director (*partial attendance*)
Steve Lindstrom, Commercial Director
Tom Olden, Residential Director

Owners Present:

Jamie Harrison (*partial attendance*)
Kate Sheldon, Wildlife Committee (*partial attendance*)

Others Present:

Brooke Cole, Principal, Brush Creek Elementary School (*partial attendance*)
Shelly Cornish, Castle Peak Senior Center (*partial attendance*)
Natay Elckert, Castle Peak Senior Center (*partial attendance*)
Tim Swaner, Eagle River Fire Protection District & Eagle Valley Wildland (*partial attendance*)
Dawn Theelke, Brush Creek Elementary School (*partial attendance*)

Management Present:

Jason Berghauer, East West Hospitality ("EWH") Design Review Board Admin, Eagle Ranch
Amy Brimmer*, EWH Assistant Controller (*partial attendance*)
Dave Crawford, EWH VP of Operations
Nicole Moore*, EWH Association Controller (*partial attendance*)
Nick Richards, EWH Community Manager, Eagle Ranch
Thera Shannon, EWH Assistant Community Manager, Eagle Ranch
Emily Walz*, EWH Director of Association Administration

The order of business was as follows:

1. Call to Order. Steve Lindstrom called the meeting to order at 3:00 p.m. MST. A quorum of Directors was present.
2. Agenda Review. Various New Business items were moved to the top of the agenda to accommodate meeting guests.
3. New Business.

- a. Asphalt Pathway. Representatives from Castle Peak Senior Center and Brush Creek Elementary presented their proposal to the Board for the creation of an asphalt pathway between the Senior Center and Brush Creek Elementary. It was clarified the pathway would be on Eagle County land and maintained by the School District. The Board was asked to consider funding the project including the cost of the asphalt installation; the Board was in favor of further exploring the project and asked for a full proposal at the next meeting to include scope, cost, future maintenance responsibility, and potential alternative fund-raising methods. Eric Eves will assist Nick Richards with the necessary information regarding the scope and logistics of this project.

(Corina Lindley left the meeting at this point, approximately 3:30 p.m.)

- b. Eagle Valley Wildland. Tim Swanner addressed the Board with a funding request on behalf of Eagle Valley Wildland. Upon motion made and seconded, the Board approved contributing \$20,000 from account 6610 Common Area Maintenance to support Eagle Valley Wildland. The Board will also consider including an additional line item in the Budget for fire mitigation.
 - c. Haystacker Parking Lot. Kate Sheldon asked the Board to consider opposing the construction of a new parking lot on Haystacker by the Town of Eagle. Tom Olden, Eric Eves, and Nick Richards volunteered to attend Bureau of Land Management meetings to represent Eagle Ranch interests.
4. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the Board Meetings held November 20, 2024 and December 11, 2024.
 5. Financials Review. The 2024 Year-end financial statements were distributed to the Board in advance of the meeting and briefly reviewed. There were no questions.

(Nicole Moore and Amy Brimmer left the meeting at this point, approximately 3:59 p.m.)

6. Unfinished Business.
 - a. Back Entry Signage. Bids and design renderings will be provided to the Board for the new back entry sign.
7. New Business.
 - a. Wildlife Contribution. There was discussion of the Town of Eagle Open Space Range position and associated job description recently produced by the Town. It was clarified that the Eagle Ranch Wildlife Committee has chosen to contribute towards the funding of the position. Directors expressed their concern with Eagle Ranch contribution to fund this position, stating this is Town of Eagle responsibility and the provided job description is inconsistent with how the Town previously described the position. The Board reiterated that no direct funding or contribution will be made by the Eagle Ranch Association to the Town of Eagle for the Open Space Ranch position. Another Board Meeting will be scheduled following the upcoming Wildlife Committee meeting.
 - b. Playground. Playgrounds equipment replacement will be accelerated to 2025 in the Reserve Study as several pieces of park equipment need replacement sooner than

originally anticipated. Improvements to the vignettes will also be included within this project. **Management will provide a formal proposal at the next meeting for playgrounds improvement.**

- c. Enforcement Policy. Upon motion made and seconded, the Board approved the Amended Covenant and Rule Enforcement Policy and Procedure as updated by legal counsel to align with current Colorado law.

8. Committee Reports.

- a. A Design Review Board report including design review activity was distributed to the Board in advance of the meeting and questions were fielded by Jason Berghauer.

9. 2025 Meeting Dates.

- a. Board Meeting – May 21, 2025
- b. Board Meeting – August 20, 2025
- c. Board Meeting – November 19, 2025
- d. Annual Meeting – December 10, 2025

There being no further business to come before the Board, the meeting was adjourned at 4:59 p.m. MST.

Respectfully submitted,

Emily Walz, Recording Secretary

EAGLE RANCH ASSOCIATION
BOARD CANDIDATE FORM

Name: CASEY GLOWACKI

Address: 29 Thresher Ct Eagle CO 81631

Employer/Occupation: Self (Wild Sage, Capitol Public House, Cut meat + Seafood)

(If retired, please list your primary occupation prior to retirement)

Email: CASEY@DrunkGoats.com Telephone: 843-345-4683

Please list your related experience, including any current or previous HOA Board service:

I'm a business owner and homeowner and have a lot of interest in the success of Eagle Ranch, but not prior HOA experience

What opportunities for areas of oversight are you most interested in and / or how would your participation benefit the members of the Association?

I would be interested in the business community, events, and owning 3 businesses would benefit all

Additional comments:

Please complete and return to nrichards@eastwest.com.

**Eagle Ranch
Investments
as of 3/31/2025**

	Interest Rate	Date of Maturity	Date Issued	Term in Months	Balance
Alliance Bank					
1000 - Alliance Operating Checking 4835	0.02%	Fully Liquid			125,905.01
1001 - Alliance Operating ICS 1163	3.30%	Fully Liquid			664,406.61
1100 - Alliance Reserve Checking 6346	0.15%	Fully Liquid			16,694.82
1101 - Alliance Reserve ICS 7450	0.00%	Fully Liquid			-
1102 - Alliance Wildlife Fund Checking 5438	0.02%	Fully Liquid			1,000.02
1103 - Alliance Wildlife Fund ICS 5245	3.30%	Fully Liquid			3,308.52

Deposit on last day of r
Deposit on last day of r

1107 - EJ Reserve Investments 4714

			Maturity Value			Account Value	
Insured Bank Deposit	1.50%	Fully Liquid				110,515.04	
Invesco Govt Money Market A	3.71%					392,041.48	
Bmo Bk Natl Assn Chicago Ill 5.10%	5.10%	5/9/2025	100,000.00	5/9/2024	12	100,070.00	
First Natl Bk Long Is N Y 5.10%	5.10%	5/9/2025	100,000.00	5/10/2024	12	100,070.00	
Townebank Portsmouth VA 5.15%	5.15%	5/15/2025	100,000.00	5/15/2024	12	100,087.00	
Bank Amer Na Charlotte NC 5.00%	5.00%	9/15/2025	243,000.00	9/15/2024	12	243,833.49	
Pacific Premier Bk Irvine 5.00%	5.00%	9/15/2025	24,000.00	3/15/2024	18	24,069.36	
Bmw Bk North Amer Salt Lake 4.95%	4.95%	5/11/2026	100,000.00	5/10/2024	24	100,921.00	
Bny Mellon N A Instl Ctf Dep 4.70%	4.70%	5/13/2026	100,000.00	5/13/2024	24	100,640.00	
Wells Fargo Bk N A Sioux Falls 5.00%	5.00%	5/14/2026	100,000.00	5/14/2024	24	100,981.00	
Southern Bk Poplar Bluff MO 3.90%	3.90%	8/21/2026	100,000.00	8/21/2024	24	99,728.00	
Security First Bk Lincoln Neb 3.95%	3.95%	8/24/2026	100,000.00	8/23/2024	24	99,804.00	
Goldman Sachs Bk USA New York 3.95%	3.95%	12/24/2026	100,000.00	12/24/2024	24	144,634.60	
USB Bk USA 3.90%	3.90%	1/8/2027	155,000.00	1/8/2025	12	154,493.15	
First St Rosesmount Minn 4.05%	4.05%	3/17/2027	100,000.00	3/17/2025	24	99,931.00	

1108 - Edward Jones Wildlife Fund 0318

Insured Bank Deposit	1.50%					204,762.65	
Invesco Govt Money Market A	3.71%					182,720.54	
Kennebec Svgs Bk Augusta ME 4.30%	4.30%	3/26/2025	100,000.00	12/26/2024	3	0.00	REDEEMED
Northeast Bk Minneapolis Minn 4.25%	4.25%	3/27/2025	100,000.00	12/27/2024	3	0.00	REDEEMED
Ameris Bk Moultrie GA 4.35%	4.35%	3/31/2025	100,000.00	12/30/2024	3	100,000.00	
Peoplesbank Holyoke Mass 4.25%	4.25%	3/31/2025	100,000.00	12/30/2024	3	99,999.00	
Flushing Bank 4.35%	4.35%	4/2/2025	100,000.00	1/2/2024	3	100,000.00	
Morgan Stanley Bk N A Salt 4.25%	4.25%	8/21/2025	100,000.00	8/21/2024	12	99,945.00	
Morgan Stanley Private Bk Natl 4.25%	4.25%	8/21/2025	100,000.00	8/21/2024	12	99,945.00	
Morgan Stanley Bk N A Salt 4.00%	4.00%	8/21/2026	100,000.00	8/21/2024	24	99,861.00	

1106 - Edward Jones Capital Improvement Fund 0417

Insured Bank Deposit	1.50%					100787.65	
Invesco Govt Money Market A	3.71%					65,079.53	
Charles Schwab Bk Ssb Westlake 5.15%	5.15%	4/29/2025	97,000.00	5/8/2024	12	97,056.26	
Townebank Portsmouth VA 5.15%	5.15%	5/15/2025	103,000.00	5/15/2024	12	103,089.61	
Bangor Svgs Bk ME 4.25%	4.25%	8/15/2025	100,000.00	8/16/2024	12	99,945.00	
Gateway Bk F S B Oakland 4.15%	4.15%	8/15/2025	100,000.00	8/16/2024	12	99,908.00	
Bmw Bk North Amer Salt Lake 4.95%	4.95%	5/11/2026	100,000.00	5/10/2024	24	100,921.00	
Bny Mellon N A Instl Ctf Dep 4.70%	4.70%	5/13/2026	100,000.00	5/13/2024	24	100,640.00	
B1Bank Baton Rouge La 3.95%	3.95%	8/17/2026	120,000.00	8/16/2024	24	119,769.60	
Southern Bk Poplar Bluff MO 3.90%	3.90%	8/21/2026	120,000.00	8/21/2024	24	119,673.60	
Security First Bk Lincoln Neb 3.95%	3.95%	8/24/2026	100,000.00	8/23/2024	24	99,804.00	
Goldman Sachs Bk USA New York 3.95%	3.95%	12/24/2026	100,000.00	12/24/2024	24	99,748.00	
First St Bk Rosemount Minn 4.05%	4.05%	3/17/2027	100,000.00	3/17/2025	24	99,931.00	

1015 - Edward Jones Operating (Temp) 2513

Insured Bank Deposit	2.00%					89.85	
Webster Bank Stamford 4.30%	4.30%	6/20/2025	200,000.00	3/20/2025	3	199,990.00	
Everbank Jacksonville FL 4.20%	4.20%	9/15/2025	100,000.00	3/15/2025	6	99,970.00	

Total Edward Jones

\$ 4,565,455.41

1040 - Petty Cash
1199 - Transition Funds

550.00
-

Total Cash

\$ 5,377,320.39

Operating Fund Cash

1000 - Alliance Operating Checking 4835	125,905.01
1001 - Alliance Operating ICS 1163	664,406.61
1040 - Petty Cash	550.00
1199 - Transition Funds	-
1015 - Edward Jones Operating 2513	300,049.85

\$ 1,090,911.47

Reserve Fund Cash

1100 - Alliance Reserve Checking 6346	16,694.82
1101 - Alliance Reserve ICS 7450	-
1107 - EJ Reserve Investments 4714	1,971,819.12
	\$ 1,988,513.94

Wildlife Fund Cash

1102 - Alliance Wildlife Fund Checking 5438	\$ 1,000.02
1103 - Alliance Wildlife Fund ICS 5245	\$ 3,308.52
1108 - Edward Jones Wildlife Fund 0318	\$ 987,233.19
	\$ 991,541.73

Capital Improvement Fund Cash

1106 - Edward Jones Capital Improvement Fund 0417	\$ 1,306,353.25
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Percentage of Reserve/WF Cash Invested

100%

Eagle Ranch Association

Balance Sheet as of 3/31/2025

Assets	Operating Fund	Wildlife Fund	Reserve	Capital Improvement	Total
Operating Fund Cash					
1000 - Alliance Operating Checking 4835	\$125,905.01				\$125,905.01
1001 - Alliance Operating ICS 1163	\$664,406.61				\$664,406.61
1015 - Edward Jones Operating - 2513	\$300,049.85				\$300,049.85
1040 - Petty Cash	\$550.00				\$550.00
Total Operating Fund Cash	\$1,090,911.47				\$1,090,911.47
Reserve Fund Cash					
1100 - Alliance Reserve Checking 6346			\$16,694.82		\$16,694.82
1107 - Edward Jones Reserve CD 4714			\$1,971,819.12		\$1,971,819.12
Total Reserve Fund Cash			\$1,988,513.94		\$1,988,513.94
Wildlife Fund Cash					
1102 - Alliance Wildlife Fund Checking 5438		\$1,000.02			\$1,000.02
1103 - Alliance Wildlife Fund ICS 5245		\$3,308.52			\$3,308.52
1108 - Edward Jones Wildlife Fund 0318		\$987,233.19			\$987,233.19
Total Wildlife Fund Cash		\$991,541.73			\$991,541.73
Capital Improvement Fund Cash					
1106 - Edward Jones Capital Improvement Fund 0417				\$1,306,353.25	\$1,306,353.25
Total Capital Improvement Fund Cash				\$1,306,353.25	\$1,306,353.25
Receivables					
1200 - Accounts Receivable	\$77,945.77				\$77,945.77
1205 - Allowance for Bad Debt	(\$2,398.23)				(\$2,398.23)

Eagle Ranch Association

Balance Sheet as of 3/31/2025

1210 - Other Receivables	\$1,795.00				\$1,795.00
1225 - Due To/From Operating/Reserve/Cap/WF		\$23,362.84	\$255,051.59		\$278,414.43
1400 - Prepaid Insurance	\$12,374.15				\$12,374.15
Total Receivables	\$89,716.69	\$23,362.84	\$255,051.59		\$368,131.12
Fixed Assets					
1570 - Capital Assets	\$412,154.09				\$412,154.09
1600 - Capital Assets: Accumulated Depreciation	(\$82,430.39)				(\$82,430.39)
Total Fixed Assets	\$329,723.70				\$329,723.70
Total Assets	\$1,510,351.86	\$1,014,904.57	\$2,243,565.53	\$1,306,353.25	\$6,075,175.21

Eagle Ranch Association

Balance Sheet as of 3/31/2025

Liabilities / Equity	Operating Fund	Wildlife Fund	Reserve	Capital Improvement	Total
Liabilities					
2000 - Accounts Payable	\$23,423.38	\$1,200.00	\$77,056.86	(\$67,308.05)	\$34,372.19
2010 - Accrued Accounts Payable	\$41,287.96	\$1,190.39			\$42,478.35
2200 - Payroll Payable	\$2,966.58				\$2,966.58
2225 - Due To/From Operating/Reserve/Cap/WF	\$269,596.57	\$2,596.36		\$6,221.50	\$278,414.43
2300 - Deferred Assessments	\$400,050.00				\$400,050.00
2315 - Prepaid Assessments	\$8,101.12				\$8,101.12
2330 - Security Deposits	\$500.00				\$500.00
2410 - Construction Deposits	\$464,200.00				\$464,200.00
Total Liabilities	\$1,210,125.61	\$4,986.75	\$77,056.86	(\$61,086.55)	\$1,231,082.67
Fund Balances					
3090 - Wildlife Fund Balance		\$985,250.28			\$985,250.28
3095 - Capital Improvement Fund				\$1,362,055.80	\$1,362,055.80
3100 - Working Capital	\$176,125.00				\$176,125.00
3500 - Replacement Fund Balance			\$1,926,242.86		\$1,926,242.86
3800 - YTD Net Income	\$124,101.25	\$24,667.54	\$240,265.81	\$5,384.00	\$394,418.60
Total Fund Balances	\$300,226.25	\$1,009,917.82	\$2,166,508.67	\$1,367,439.80	\$4,844,092.54
Total Liabilities / Equity	\$1,510,351.86	\$1,014,904.57	\$2,243,565.53	\$1,306,353.25	\$6,075,175.21

Eagle Ranch Association

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

Current Period				Year To Date			Annual Budget
Actual	Budget	Variance	Actual	Budget	Variance		
Operating Fund Income							
Operating Revenues							
4010 - Operating Dues Assessm Residential	41,631.67	41,631.67	-	124,895.01	124,895.01	-	499,580.00
4020 - Operating Interest Income	2,042.60	1,561.67	480.93	5,231.22	4,685.01	546.21	18,740.00
4029 - Rental Income	1,785.00	2,475.00	(690.00)	7,539.00	7,425.00	114.00	29,700.00
4050 - Late Payment Fee Revenue	21.66	50.00	(28.34)	66.87	150.00	(83.13)	600.00
4060 - Transfer Fees	55,590.00	41,585.31	14,004.69	101,340.00	124,755.93	(23,415.93)	499,023.75
4062 - Bank Fees	10.00	-	10.00	40.00	-	40.00	-
4065 - DRB Fees	9,000.00	13,333.33	(4,333.33)	51,360.00	39,999.99	11,360.01	160,000.00
4151 - Change In Value Operating Investment	(40.00)	-	(40.00)	(40.00)	-	(40.00)	-
Total Operating Revenues	110,040.93	100,636.98	9,403.95	290,432.10	301,910.94	(11,478.84)	1,207,643.75
Total Operating Fund Income	110,040.93	100,636.98	9,403.95	290,432.10	301,910.94	(11,478.84)	1,207,643.75
Operating Fund Expense							
Administrative Expenses							
6010 - Accounting Fee	3,501.83	3,501.86	.03	10,505.49	10,505.58	.09	42,022.30
6020 - Audit & Tax	802.26	802.26	-	2,406.80	2,406.78	(.02)	9,627.18
6030 - Management Fee	5,260.75	5,260.76	.01	15,782.25	15,782.28	.03	63,129.06
6040 - Office Supplies	283.70	400.83	117.13	1,160.64	1,202.49	41.85	4,810.00
6050 - Systems Support/Hosting	944.29	1,158.31	214.02	2,805.53	3,474.93	669.40	13,899.72
6110 - Board Expenses	72.00	166.67	94.67	124.43	500.01	375.58	2,000.00
6130 - Legal Fees	13.24	833.33	820.09	890.95	2,499.99	1,609.04	10,000.00
Total Administrative Expenses	10,878.07	12,124.02	1,245.95	33,676.09	36,372.06	2,695.97	145,488.26
Operating Expenses							
6021 - Bad Debt Expense	83.33	83.33	-	249.99	249.99	-	1,000.00
6025 - Computer Maintenance	200.00	223.19	23.19	600.00	669.57	69.57	2,678.26
6120 - Decorations	2,785.00	666.67	(2,118.33)	6,987.86	2,000.01	(4,987.85)	8,000.00
6145 - Owner Social Event	70.96	2,083.33	2,012.37	591.71	6,249.99	5,658.28	25,000.00
6160 - Property Tax, Dues	-	-	-	5,993.44	5,500.00	(493.44)	22,000.00
6300 - Salaries & Wages	21,662.29	25,777.70	4,115.41	66,502.70	77,333.10	10,830.40	309,332.44
6310 - Taxes & Benefits	4,136.11	6,537.94	2,401.83	14,230.88	19,613.82	5,382.94	78,455.23
6340 - Employee Relations/Training	-	333.33	333.33	924.09	999.99	75.90	4,000.00
6420 - Electric/Office	83.67	158.80	75.13	278.27	476.40	198.13	1,905.56
6430 - Gas & Heating/Office	116.83	191.58	74.75	428.50	574.74	146.24	2,299.00
6440 - Telephone	466.03	350.00	(116.03)	1,087.87	1,050.00	(37.87)	4,200.00
6815 - Marketing	3,577.55	1,666.67	(1,910.88)	4,786.61	5,000.01	213.40	20,000.00
Total Operating Expenses	33,181.77	38,072.54	4,890.77	102,661.92	119,717.62	17,055.70	478,870.49
Design Review/Covenant Expenses							
6036 - DRB Expense	2,773.76	859.17	(1,914.59)	2,901.18	2,577.51	(323.67)	10,310.00
Total Design Review/Covenant Expenses	2,773.76	859.17	(1,914.59)	2,901.18	2,577.51	(323.67)	10,310.00

Eagle Ranch Association

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Fund Expense							
Maintenance Expenses							
6466 - Landscape Water	2,275.93	7,750.00	5,474.07	6,842.08	23,250.00	16,407.92	93,000.00
6510 - Common Area Maintenance	-	4,676.33	4,676.33	5,100.00	14,028.99	8,928.99	56,116.00
6626 - Landscape-Blvd/Parks	-	-	-	-	-	-	120,000.00
6629 - Maintenance Alleys	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
6673 - Commercial District Infrastructure	-	-	-	-	-	-	45,000.00
6675 - Snow Removal	-	1,500.00	1,500.00	-	5,500.00	5,500.00	24,000.00
6686 - Trees	-	-	-	-	-	-	125,000.00
6687 - Biking/Hiking Trails	-	-	-	-	-	-	12,000.00
6689 - Wildlife Fund Contribution	-	2,500.00	2,500.00	-	7,500.00	7,500.00	30,000.00
Total Maintenance Expenses	2,275.93	16,843.00	14,567.07	11,942.08	51,529.00	39,586.92	510,116.00
Vehicle Expenses							
6691 - Vehicle Maint/Registration	119.14	125.00	5.86	246.16	375.00	128.84	1,500.00
6692 - Fuel	59.00	41.67	(17.33)	111.00	125.01	14.01	500.00
6693 - Mileage	-	8.33	8.33	-	24.99	24.99	100.00
8012 - Vehicle Insurance	100.79	125.00	24.21	302.37	375.00	72.63	1,500.00
Total Vehicle Expenses	278.93	300.00	21.07	659.53	900.00	240.47	3,600.00
Fixed Expenses							
8000 - Income Tax	2,611.46	1,968.50	(642.96)	5,742.32	5,905.50	163.18	23,622.00
8010 - Insurance	1,666.96	1,720.83	53.87	5,000.88	5,162.49	161.61	20,650.00
8040 - Capital Assets: Depreciation	1,248.95	1,248.92	(.03)	3,746.85	3,746.76	(.09)	14,987.00
Total Fixed Expenses	5,527.37	4,938.25	(589.12)	14,490.05	14,814.75	324.70	59,259.00
Total Operating Fund Expense	54,915.83	73,136.98	18,221.15	166,330.85	225,910.94	59,580.09	1,207,643.75
Net Operating Fund Income (Loss)	55,125.10	27,500.00	27,625.10	124,101.25	76,000.00	48,101.25	-

Eagle Ranch Association

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Replacement Reserve Revenues							
4015 - Residential Reserve Assessments	2,818.33	2,818.33	-	8,454.99	8,454.99	-	33,820.00
4025 - Reserve Interest Revenue	9,566.29	5,133.33	4,432.96	17,184.69	15,399.99	1,784.70	61,600.00
4150 - Change in Value of Investment	1,403.98	-	1,403.98	(2,686.62)	-	(2,686.62)	-
4311 - Prior Year Surplus	-	-	-	222,528.67	-	222,528.67	-
Total Replacement Reserve Revenues	13,788.60	7,951.66	5,836.94	245,481.73	23,854.98	221,626.75	95,420.00
Total Reserve Income	13,788.60	7,951.66	5,836.94	245,481.73	23,854.98	221,626.75	95,420.00
Reserve Expense							
Replacement Reserve Expenses- Furniture, Fixtures, & Decor							
7200 - Reserve-FF&E-Admin PC (1)	5,215.92	333.33	(4,882.59)	5,215.92	999.99	(4,215.93)	4,000.00
Total Replacement Reserve Expenses- Furniture, Fixtures, & Decor	5,215.92	333.33	(4,882.59)	5,215.92	999.99	(4,215.93)	4,000.00
Replacement Reserve Expenses- Parks							
7510 - Reserve-Parks-Tree Replacement	-	1,666.67	1,666.67	-	5,000.01	5,000.01	20,000.00
Total Replacement Reserve Expenses- Parks	-	1,666.67	1,666.67	-	5,000.01	5,000.01	20,000.00
Replacement Reserve Expenses- Recreation Paths							
7601 - Reserve-Recreation Paths- Brush Creek Park-Capitol St – Sylvan Lake Rd (6700 lf)	-	4,466.67	4,466.67	-	13,400.01	13,400.01	53,600.00
7606 - Reserve-Recreation Paths- East Haystacker Drive-ER Rd- New York Mtn Rd (9700 lf)	-	6,466.67	6,466.67	-	19,400.01	19,400.01	77,600.00
7608 - Reserve-Recreation Paths- Fourth of July -ER Rd - Arroyo Dr (4800 lf)	-	3,200.00	3,200.00	-	9,600.00	9,600.00	38,400.00
7609 - Reserve-Recreation Paths- Greenhorn to Sylvan Lake Road (400 lf)	-	266.67	266.67	-	800.01	800.01	3,200.00
7614 - Reserve-Recreation Paths- Open Space-ER Rd – W Dewey Park (2050 lf)	-	1,366.67	1,366.67	-	4,100.01	4,100.01	16,400.00
7617 - Reserve-Recreation Paths- Path Resurfacing Major Overhaul	-	6,250.00	6,250.00	-	18,750.00	18,750.00	75,000.00
Total Replacement Reserve Expenses- Recreation Paths	-	22,016.68	22,016.68	-	66,050.04	66,050.04	264,200.00
Total Reserve Expense	5,215.92	24,016.68	18,800.76	5,215.92	72,050.04	66,834.12	288,200.00
Net Reserve Income (Loss)	8,572.68	(16,065.02)	24,637.70	240,265.81	(48,195.06)	288,460.87	(192,780.00)

Eagle Ranch Association

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Wildlife Fund Income							
Wildlife Fund Revenue							
4028 - Interest Income - Wildlife Fund	2,672.22	3,150.00	(477.78)	5,952.00	9,450.00	(3,498.00)	37,800.00
4061 - Transfer Fee-Wildlife Portion	18,530.00	13,861.77	4,668.23	33,780.00	41,585.31	(7,805.31)	166,341.25
Total Wildlife Fund Revenue	21,202.22	17,011.77	4,190.45	39,732.00	51,035.31	(11,303.31)	204,141.25
Replacement Reserve Revenues							
4150 - Change in Value of Investment	339.00	-	339.00	(182.00)	-	(182.00)	-
Total Replacement Reserve Revenues	339.00	-	339.00	(182.00)	-	(182.00)	-
Total Wildlife Fund Income	21,541.22	17,011.77	4,529.45	39,550.00	51,035.31	(11,485.31)	204,141.25
Wildlife Fund Expense							
Wildlife Fund Expenses							
6011 - Accounting Fee- Wildlife fund	55.58	55.55	(.03)	166.74	166.65	(.09)	666.58
6031 - Management Fee-Wildlife Fund	92.58	92.58	-	277.74	277.74	-	1,110.97
6032 - Coordinator Fee-Wildlife Fund	-	104.17	104.17	-	312.51	312.51	1,250.00
7030 - Wildlife Fund Projects	1,200.00	12,753.73	11,553.73	13,247.59	38,261.19	25,013.60	153,044.70
Total Wildlife Fund Expenses	1,348.16	13,006.03	11,657.87	13,692.07	39,018.09	25,326.02	156,072.25
Fixed Expenses							
8000 - Income Tax	534.43	630.00	95.57	1,190.39	1,890.00	699.61	7,560.00
Total Fixed Expenses	534.43	630.00	95.57	1,190.39	1,890.00	699.61	7,560.00
Total Wildlife Fund Expense	1,882.59	13,636.03	11,753.44	14,882.46	40,908.09	26,025.63	163,632.25
Net Wildlife Fund Income (Loss)	19,658.63	3,375.74	16,282.89	24,667.54	10,127.22	14,540.32	40,509.00

Eagle Ranch Association

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Improvement Income							
Capital Improvement Revenue							
4030 - Interest Income - Capital Improvement Fund	1,448.43	3,147.50	(1,699.07)	6,295.71	9,442.50	(3,146.79)	37,770.00
Total Capital Improvement Revenue	1,448.43	3,147.50	(1,699.07)	6,295.71	9,442.50	(3,146.79)	37,770.00
Replacement Reserve Revenues							
4150 - Change in Value of Investment	1,290.43	-	1,290.43	(911.71)	-	(911.71)	-
Total Replacement Reserve Revenues	1,290.43	-	1,290.43	(911.71)	-	(911.71)	-
Total Capital Improvement Income	2,738.86	3,147.50	(408.64)	5,384.00	9,442.50	(4,058.50)	37,770.00
Net Capital Improvement Income (Loss)	2,738.86	3,147.50	(408.64)	5,384.00	9,442.50	(4,058.50)	37,770.00
Net Total	86,095.27	17,958.22	68,137.05	394,418.60	47,374.66	347,043.94	(114,501.00)

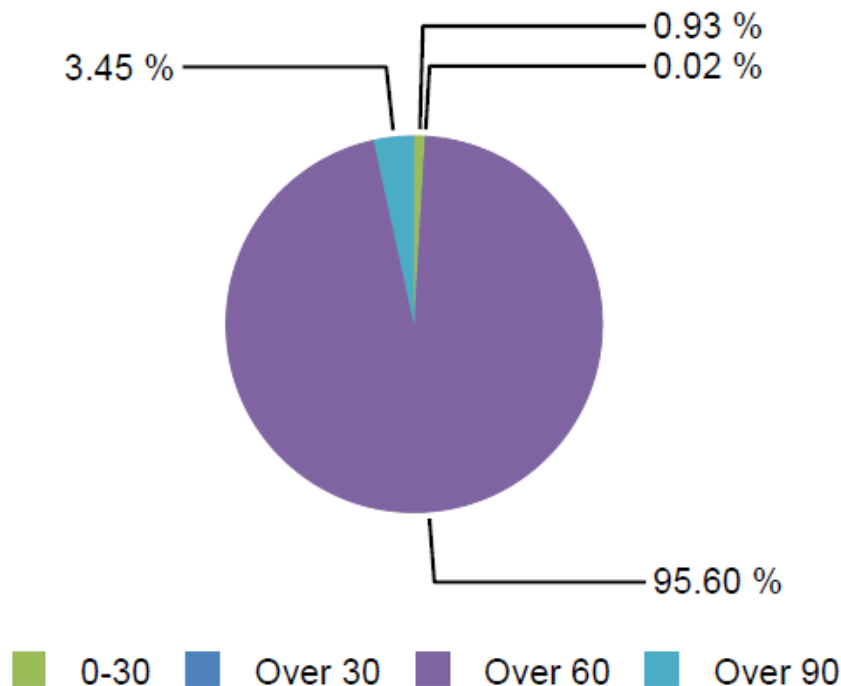
Eagle Ranch Association

AR Aging - 3/31/2025

SUMMARY

Charge	Balance
Annual HOA Operating Dues (211)	\$64,090.10
Annual HOA Reserves Dues (211)	\$12,155.00
Bank Return (2)	\$20.00
Beginning Balance (1)	\$232.69
Interest (10)	\$127.98
Mowing (5)	\$1,020.00
Other Receivables (1)	\$300.00
Total	\$77,945.77

DISTRIBUTION





February 6, 2025

Thera Shannon
Eagle Ranch Association
P.O. Box 5905
Eagle, CO 81631

Re: Eagle Ranch Memorial Sign, Eagle CO, Masonry Proposal

Dear Thera,

The following proposal includes labor and material required to complete the masonry work on this project.

Plans Dated: 1/30/24 Addenda: none

MASONRY BUDGET ESTIMATE:

1. New Mexico Buff Sandstone Sign. Roughly 7' tall 2' bury, 5-6' wide and 5-6" thick with sandblasted info EAGLE RANCH Est. 2000. Hole dug roughly 6'-6" x 3'-6" x 3'-3'-6" deep. Pour 8"-12" footer in concrete with rebar, set sign with crane, brace and pour concrete around the sign. Backfill and remove bracing.
\$10,800.00
2. Add mountains \$270
3. Increase thickness of slab to 6-8" thick. \$400

TOTAL: \$11,470.00

- **Excess dirt to be spread on site.**
- **Random slabs are a cost savings rectangle cut slabs.**

Prepared and submitted by:

A handwritten signature in black ink, appearing to read "Eric Peterson", is written over a horizontal line.

Eric Peterson, Mountain Division President



BERICH MASONRY MOUNTAIN DIVISION
EXTRA WORK AGREEMENT-Standard Rates for Additional Work
ATTACHMENT A

Project Name: Eagle Ranch Memorial Sign

Date: February 6, 2025

Our rates for extra work on this project shall be computed as follows:

Foreman or Layout:	\$85.00 per hour
Mason:	\$65.00 per hour
Mason Tender:	\$55.00 per hour

These rates include Taxes, Insurance, Fringe Benefits, Overhead and Profit. For extra work, required during premium hours, these rates shall be multiplied by 1.5.

For base contract work required at your request to be performed during premium time hours; an extra charge of .5 or 1 times the above stated rates will be required.

All equipment and materials used for extra work on this project will be marked up 25% as a contribution to overhead and profit.

RE: timeline



Eric Peterson <e.peterson@berichmi.com>

To: Thera Shannon

Retention Policy 10 Years Delete and Allow Recovery (10 years)

You replied to this message on 5/8/2025 12:13 PM.



Thu 5/8/2025 12:11 PM

Expires 5/6/2035

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The branches above the sign which are pretty big. I can meet someone next week.

ERIC PETERSON
BERICH MASONRY MOUNTAIN DIVISION
Office 970-328-3711
Cell 970-376-7443

From: Thera Shannon <TSShannon@eastwest.com>

Sent: Thursday, May 8, 2025 11:54 AM

To: Eric Peterson <e.peterson@berichmi.com>

Subject: RE: timeline

How much of the trees do you need cut and we will call.

The tube an electrical chase for lighting that is not being used.

From: Eric Peterson <e.peterson@berichmi.com>

Sent: Thursday, May 8, 2025 9:16 AM

To: Thera Shannon <TSShannon@eastwest.com>

Subject: RE: timeline

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ordered

Need trees cut

And verification what white pipe is

Should be before 6/21

ERIC PETERSON
BERICH MASONRY MOUNTAIN DIVISION
Office 970-328-3711
Cell 970-376-7443

From: Thera Shannon <TSShannon@eastwest.com>

Sent: Wednesday, May 7, 2025 4:04 PM

To: Eric Peterson <e.peterson@berichmi.com>

Subject: RE: timeline

Hi Eric,

A couple questions,

- 1) Has the stone been ordered?
- 2) What does the timeline look like for install? Before 6.21 or would we be looking at early July/after the 4th?

Thanks,

Thera

Trees - 6686



Proposal # 39038-E

Client Information

Client: Eagle Ranch Master Association
Client Address: 1143 Capitol St, Eagle, CO, 81631
Client Phone: (970) 328-2170
Client Email: tsshannon@eastwest.com
Job Site Contact: Thera Shannon

Proposed Work

DESCRIPTION	PRICE
Tree Removal The removal of 2 Ash trees flagged purple at the corner of Capitol and Brush Creek The estimated date of completion for this service is May/June.	\$ 1,400.00
Stump Grinding Stump grinding service for 2 Ash trees - we will grind up to 3-4 inches below ground. Resulting mulch will be left on the site in a neat pile.	\$ 300.00
Tree Planting The installation of two Aspen trees, 2-3 inches in caliper. Planting services include delivery and installation including soil amendments, mulch, staking only if necessary, initial watering with gator bag, 2 transplant fertilizer treatments and a dormant oil treatment. Permanent irrigation system is the client's responsibility. Warranty for one year is only included if client provided proof of irrigation service that provides sufficient water.	\$ 2,500.00
Subtotal:	\$ 4,200.00
Tax 0%:	\$ 0.00
Total:	\$ 4,200.00

We thank you for the opportunity to submit the prices and specifications noted above.
Please contact us at (970) 401-0274 if you would like to proceed with the quotation.

Acceptance of proposal.

The prices, specifications, and terms and conditions are satisfactory and hereby accepted. Old Growth Tree Service - EC (Eagle County) is authorized to do the work as specified.

Certified Arborist: Kali Vansteel 39038-E, Rev 4

Date: 2025-05-13

Authorized Signature: _____

Date: _____



2025-05-13 16:59:27 PM



Eagle Ranch,

4/18/25

Thank you for contracting with *Alliance Moving Systems/Alliance Record Services* as your choice for document services. Whether it's secured storage and/or destruction of your personal documents or your business documents, Alliance Moving Systems/Alliance Record Services does it the right way. For over 15 years, we have handled residential and commercial household moving services and document storage and destruction and look forward to offering you a professional, worry-free experience. Please spend a minute confirming the details listed below for your upcoming services. If there is any information that is not correct, please contact us at **970-524-MOVE** and we will make the necessary corrections. Thanks again for using **Alliance Moving Systems/Alliance Record Services**.

Type of Services: Shredding

Shredding Date: 5/17/25 8am-noon

Origination Location: PAVILION - 1154 Capitol St EAGLE CO 81637

Alliance Records Services:

\$.70 per pound with a \$1,500 minimum.

*****ALL CONFIRMATIONS ARE DUE BACK TO ALLIANCE MOVING SYSTEMS STAFF IN 72 HOURS OR DATES WILL BE RELEASED FOR THE NEXT CLIENT.**

Please review the information listed above. **All services are C.O.D** unless prior approval has been authorized. This booking confirmation sheet provides you with a "confirmed booking" for the date(s) listed above.

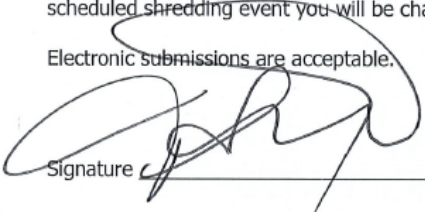
Any changes **MUST** be made in writing and via fax (970-328-5083) or email admnalliance@aol.com to be considered valid.

I, TERESA SWANNON, understand and agree to the rates and information listed above.

Customer

The information listed above reflects an estimate and not the final billing amount. **Final billing is based on materials used, actual hours of service performed and/or weight and may vary from the original estimate or the contract stipulates a price guarantee. All pick-ups will have a 5.25% surcharge added and charged 7.4% sales tax on materials.** In the event that a cancellation occurs during peak season (Memorial Day thru Labor Day) within 7 days of your booked service date \$100.00 will be processed on the credit card on file, if the cancellation occurs during off peak season within 10 days of your booked service date then \$50.00 will be process on the credit card. If cancellation happens within 72 business hours of the booked service date then \$200.00 will be charged on the credit card. The cancellation policy is only for jobs that do not reschedule, if you reschedule and then cancel you will be charged the above cancelation fee. If you reschedule with 48 business hours of your scheduled shredding event you will be charged a rescheduling fee. The rescheduling fee is \$25.00.

Electronic submissions are acceptable.

Signature 

Date

4/18/24

Alliance Moving Systems and Alliance Record Services, "Simply the Best"
Over 15 years of professional service for Colorado's mountain communities

25th Anniversary Party

Uncle Charlie's Band + Stage - \$21,032.10

Coloradough - \$3,000

Face Painting - \$300

Bouncy + Mechanical Bull - \$2,200

Porta Potties – Blue Monster - \$795

Walking Mountain – \$650-850 “estimated” final after party

Police Officers - \$2,500 “estimated” final after party

Bike Valet – working for donations

Swag- \$3,173.72

Additional Sandwich Signs - \$312.02

Banner – \$1017.08 – not signed off on

Town – TBD – meeting on 4.21 – “estimated” \$2500 for street and parking lot closure, does not include barricades \$

Vail Honey Wagon - working quote

Eve's Print Shop - \$484.29 + prep

\$38,164.92

+ 2 outstanding



Edelweiss Lawn & Garden

PO Box 177 | Eagle, Colorado 81631
Edelweissvail.com

RECIPIENT:

Eagle Ranch Master Association

1143 Capitol St.
#208
Eagle, Colorado 81631

SERVICE ADDRESS:

1143 Capitol St.
#208
Eagle, Colorado 81631

Quote #2272

Sent on Feb 13, 2025

Total \$71,115.00

Product/Service	Description	Qty.	Unit Price	Total
Landscape Construction	- Remove existing aging shrubs - Grub/remove top 4" of top soil in planting area & dispose refuse off site - Amend soils with biochar, black gypsum, worm castings & compost	1	\$12,110.00	\$12,110.00
Planting/Install	- Install (336) #5 grasses - Install (192) #5 shrubs	1	\$45,735.00	\$45,735.00
Eagle Ranch Highlands Street Corner Plant List:				
Shrubs:				
• Cytisus Purgans 'Spanish Gold'				
• Cornus sericea 'Isanti'				
• Barberry 'Rose Glow'				
• Lilac Dwarf Korean 'Palibin'				
• Physocarpus 'Nanus'				
Grasses:				
• Schizachyrium Scoparium 'Blaze'				
• Calamagrostis 'Karl Foerster'				
• Panicum Varigatum 'Heavy Metal'				
• Calamagrostis 'Overdam'				
• Miscanthus 'Purple Maiden'				
Landscape Construction	- Run new 1" poly drip line from valve to end of bed & install new emitters to each plant - Top dress new plants with fertilizer & water in - Finish grade & mulch entire bed - Adjust irrigation for new planting schedule & slowly reduce to a seasonally appropriate schedule over the following 3 weeks	1	\$13,270.00	\$13,270.00

A deposit of \$21,334.50 will be required to begin.

Total \$71,115.00

This quote is valid for the next 30 days, after which values may be subject to change.

ELITE ASPHALT SERVICES

DATE: 03/03/2025

TO: Nicholas Richards
1143 Capitol Street Suite 208
P.O Box 5905, Eagle,
Colorado 81631

JOB PROPOSAL #

CUSTOMER ID: EAGLE RANCH/ SENIOR CENTER – BRUSH CREEK
ELEMENTARY SCHOOL

ESTIMATOR	JOB DESCRIPTION	JOB ADDRESS
Luis Cornejo	New Asphalt Trail	Senior C- Brush Creek Elementary School

DESCRIPTION	LINE TOTAL
(Topsoil and grass removal) excavate topsoil 7 inches deep for 3 inches of asphalt and 4 inches of road base, Dirt will remove and haul out to the land fill. Roots will be cut and removed from the trail for any future growth. (Retaining Wall) A (30'x 3') retaining wall needs to be built, for any landslide and any trail damage (Please See attached photo) This wall will be built between 1 foot and 2 feet boulders. (Sub Grade Preparation) Sub grade preparation with class 6 road base. Compact road base with drum roller and plate compactor for density, road base will be process with water for a better compaction. Place road base and grade for at least 3%. (App: 2,136sf road base trail 8'x 267') (Asphalt Paving) Place 3 inch of asphalt and grade. Asphalt will be compacted with a double drum roller and plate compactor for density. (App: 1,820 SF asphalt trail 6' x 267') Please Note asphalt on this trial will be lay down by hand asphalt paver will not fit on this trial area, Note: Any work other than described above will be met with a change order and approved by the owner on a time materials basis. Note: To guarantee water flow 2% slope is required. Note: Payment upon completion Fully Insured Note: Asphalt pricing is based on date of proposal.	
TOTAL	
	\$48,800.00

MAKE ALL CHECKS PAYABLE TO ELITE ASPHALT SERVICES, LLC.
Thank you for your business!

Eagle Ranch HOA Executive Board meeting



Dan Brown <dbrown@partnersenv.com>
To: ● Nick Richards

Nick,

I am on the Board of the Eagle Chamber of Commerce and a resident of Eagle Ranch (121 Hollyhock Court). I have business I would like to present to the Board on behalf of the Chamber.

Is it possible to get on the Agenda for the upcoming Board meeting on 5-21? If not, is there a public speaking portion of the meeting?

thanks

Dan B. Brown, CPG, CP
President
Eagle, Colorado

Tel. (800) 763-1363
Cell (216) 214-5591



www.partnersenv.com

*Environmental, Safety, & Engineering
Offices in Ohio, New York, New Jersey, and Colorado*

From: mary@peakconstructionco.com <mary@peakconstructionco.com>
Sent: Tuesday, May 6, 2025 11:28 AM
To: Jason Berghauer <jberghauer@eastwest.com>; Eagle Ranch DRB Admin <EagleRanchDRB@eastwest.com>
Cc: 'Debsta97' <debsta97@aol.com>; 'Kate Sheldon' <kateinvail@aol.com>
Subject: Letter to add to the 5/21 agenda

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Hello Jason and Nick,

I will be out of town on 5/21 and wanted to send this to you so it can be added to the agenda packet and read. Hopefully, Tom Gosiorowski with the town will consider a sensible change to a big problem with this portion of Eagle Ranch road.

Mary

Dear Tom and Eagle Ranch HOA,

We have a very dangerous situation on Eagle Ranch Road. I wanted to see what it will take to get a speed bump on Eagle Ranch road near the 11th box, or anywhere on the straight-away of Eagle Ranch Road.

Most people exceed the speed limit on this long stretch next to my house. The speed limit is set too high and people are almost getting hit. The cart path crossing is right in the middle of the long, straight stretch of road with people trying to cross and golf activity. People and wildlife are risking their lives. I see it every day from my office window at 171 W. Foxglove Lane while I work.

The town sent out the electronic traffic sign near the wildlife corridor that you see there now. I still see people blow through that sign with the red and blue flashing lights blinking. Some are going 10 to 15 miles over the limit, so what the town is doing with this sign is not working.

Last week, a golfer walking his clubs across the road to the next t-box was almost hit by a speeding car.

A speed bump seems to be the only remedy. It was frightening last winter to see the cars violate the speed limit when I have 200 elk in my yard ready to cross the road.

The wild life corridor is between me and the golf cart crossing. There are numerous deer trying to cross year round. I have seen so many near misses with cars and wildlife because many people are exceeding the speed limit. Many times they go 40+ miles an hour. The drag racers exceed that speed. I've seen kids on dirt bikes race their off road motorcycles on this stretch of road as well.

A deer was hit recently. An Eagle cop had to shoot it on the street.

Motorcycles open up their engines on this long straight stretch, creating major noise pollution for the homes and the golfers. The folks using the rec path on this stretch have to endure this noise and concern for their little ones.

Do you need a petition with signatures to get this sensible change made?

Thank you,

Mary Dow
171 W. Foxglove Lane
X-3266
Eagle CO 81631
303 249 8314

RE: Community Table - AUG 24



Molly Furtado <molly.furtado@townofeagle.org>
To: Thera Shannon

You forwarded this message on 5/8/2025 10:48 AM.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Thera,

The cost to sponsor Kona Ice is \$1,000 😊

Thank you,
Molly

From: Thera Shannon <TSShannon@eastwest.com>
Sent: Tuesday, May 6, 2025 11:07 AM
To: Molly Furtado <molly.furtado@townofeagle.org>
Subject: RE: Community Table - AUG 24

CAUTION: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

This is on our radar, and we will bring this up to the board on the 21st. Is there a "donation" level to be included on signage or does it have to be a vendor?
Thanks,



Thera Shannon
Assistant Community Manager
1143 Capitol Street Suite 208
PO Box 5905, Eagle, CO 81631
970.328.2170
eagleranchhoa@eastwest.com

www.eastwest.com



Hello Nick,

I wanted to call your attention to a proposed cell tower that is currently being reviewed for approval by Eagle County Government. This 160 foot tall tower will be visible from nearly all properties in Eagle, and will be especially visible to properties within Eagle Ranch. Because of this I want to suggest that the HOA consider following this application process and providing comment to Eagle County as they review the application. The Town of Eagle government has no authority over this project as it is located just outside of the Town boundary.

The project is somewhat cryptically named (perhaps to intentionally avoid drawing attention). You can review the application materials at this link:

https://drive.google.com/filed/1IHge3ntM2qVWyx4sl2xklav5ja79IX/view?usp=drive_link

The application materials are extensive. While you will want to review it all, I would begin by directing your attention to the visualizations included on pages 48-53.

Written public comments can be emailed to planningcomments@eaglecounty.us . I would expect there will also be an opportunity to provide verbal comment during the public hearing process.

I have also attached to this message a Google Earth placemark for the proposed tank location.

I would appreciate your attention to this application, and if you would make the Executive Board aware of it.

Please note that I am sending this message as a concerned Eagle Ranch property owner, and this message is not being sent in relation to my work at the Town of Eagle.

Thank you,

Tom Gosiorowski
970.471.2132