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

A Special Meeting of the Board of Directors of the Eagle Ranch Association (the "Association") was held on December 4, 2019 at the Town of Eagle Town Hall, 200 Broadway, Eagle, Colorado.
Board Members in attendance:

Liz Adams, Residential Director
Steve Lindstrom, Commercial Director
John Shipp, Commercial Director
Eric Eves, Residential Director
Kevin Sharkey, Residential Director
David Viele, Commercial Director

Others Present:

Marc Ruh, EWH Facilities Manager
Erin Vega, EWH Association 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 4:10 p.m. MST. A quorum of Directors was present.

2. Approval of Past Meeting Minutes. Upon motion made and seconded, the Board waived the reading of the minutes of the Board Meeting Held on November 6, 2019 and approved them as submitted.

3. Election of Officers. The following Officers were elected by the Executive Board to serve until the next Annual Meeting, or until his/her successor is appointed:

   Scott Turnipseed, President
   Steve Lindstrom, Vice President
   Eric Eves, Vice President
   Kevin Sharkey, Vice President
   David Viele, Vice President
   John Shipp, Vice President
   Liz Adams, Treasurer
   Paul Redmond, Assistant Treasurer
   Emily Walz, Secretary

4. Other Business.

   a. Commercial Update. Steve Lindstrom provided an update on the most recent commercial board meeting. Carol Glasson will be stepping down, and the Commercial Board will need to appoint her replacement. Mr. Lindstrom indicated that per the Commercial documents, the vacant lots don't pay dues, and the Commercial area is struggling. Per request at the last Board Meeting, he provided requests for Eagle Ranch Master Association assistance, specifically for summer flowers and holiday decorations.

   b. Highlands. Eric Eves noted that the Highlands area has received limited services from the HOA, and asked the Board to consider investing Reserve funds into the neighborhood, potentially with the installation of Highlands signage.
   c. Commercial Update (Cont.). There was continued discussion of revitalizing the commercial area. Upon motion made and seconded, the Board approved the Master Association assuming financial and maintenance responsibility for the flowers and holiday decorations of the "core" Commercial area, at a level determined annually by the Master Board.
   d. Action Items. Various follow-up items from the Annual Members Meeting were noted as items for discussion at the next Board Meeting:
      i. Detailed Reserve Study review.
      ii. Landscaping requirements in Design Guidelines.
      iii. The Board will view the current website.
      iv. Potential Dog Park improvements will be discussed with the Town of Eagle.
      v. Location of Annual Meeting.

5. Future Meeting Dates.
   a. Board Meeting – March 25th at 3:00 p.m.
   b. Board Meeting – June 10th at 3:00 p.m.
   c. Board Meeting – October 21st at 3:00 p.m.
   d. Annual Meeting – December 2nd time TBD

There being no further business to come before the Board, the meeting was adjourned at 5:10 p.m. MST.

Respectfully submitted,

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Emily Walz, Secretary