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 April 19, 2023, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via video/teleconference.

Directors Present:

Liz Adams, Residential Director
Clark Gundlach, Commercial Director
Jamie Harrison, Residential Director
Steve Lindstrom, Commercial Director
Kevin Sharkey, Residential Director

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch
Dave Crawford, East West Hospitality ("EWH") Director of Operations
Nick Richards, EWH Community Manager, Eagle Ranch
Emily Walz, EWH Director of Association Administration

The order of business was as follows:

1. Call to Order. The meeting was called to order at 2:03 p.m. MDT. A quorum of Directors was present.

2. Management Agreement. Upon motion made and seconded, the Board approved the updated EWH Association Management Agreement as amended and effective May 1st, 2023. The final approved Agreement will be sent to Steve Lindstrom, Board President, and Kevin Graham, EWH COO, for electronic signature.

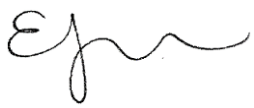
3. Edward Jones Signers. Upon motion made and seconded, the Board approved the following EWH accounting representatives as authorized signers for the Edward Jones accounts; Riley Evans (VP Accounting), Nicole Moore (Association Controller), Kelly Polk (Association Controller), Alethea Platter (Association Controller), and Cait Boyd (Association Controller).

4. Investments. Upon motion made and seconded, the Board approved the investment of $1.71 million into an Edward Jones CD Ladder, and authorized Liz Adams and Steve Lindstrom to work directly with Management to determine precise investment details.

5. Collections. Management informed the Board that they will continue to follow the proper notice procedures per the Amended Collections Policy for the delinquent owner accounts, including the utilization of the updated Notice of Delinquency and offer of a payment plan. The accounts will be revisited in the May meeting for the Board to consider further action or the referral to outside collections.

There being no further business to come before the Board, the meeting was adjourned at 2:42 p.m. MDT.

Respectfully submitted,



Emily Walz, Secretary