

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 September 22, 2022, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via video/teleconference.

Directors Present:

Liz Adams, Residential Director
Jamie Harrison, Residential Director
Steve Lindstrom, Commercial Director
Kevin Sharkey, Residential Director
David Viele, Commercial Director

Others Present:

Dave Crawford, East West Hospitality (“EWH”) Director of Operations
Nick Richards, EWH Assistant Association Manager, Eagle Ranch
Marc Ruh, EWH Association 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 3:30 p.m. MDT. A quorum of Directors was present.
2. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the Board Meeting held on August 24, 2022.
3. Board Terms. The Board was reminded that the terms of Residential Directors Liz Adams and Kevin Sharkey and Commercial Director Steve Lindstrom expire at this year’s Annual Meeting. Directors will inform Management if they intend to seek re-election.
4. Gold Dust Capital Partners. At the previous Board Meeting, the Board approved the transfer of the development rights for 16 residential units to Gold Dust Capital Partners for 1200 Capitol at a cost of \$700 per unit. An Agreement formalizing this allocation of units was drafted by and agreed upon by legal counsel of both parties, and distributed to the Board prior to this meeting. Upon motion made and seconded, the Board approved the Agreement as presented.
5. Upcoming Meetings. The purpose and agendas of upcoming meetings were discussed.
 - a. The primary purpose of the October 6th Board Meeting is to formally approve the Amended Collections and Enforcement Policies, which were provided to Owners via the Association website for the 30 day comment period. No comments have been received thus far.
 - b. At the November 9th meeting, the Board will review and approve the 2023 Budget and appoint Scott Turnipseed’s replacement. It was determined that an email will be sent to

all Commercial owners to solicit interested candidates as replacement for Mr. Turnipseed's Commercial Director seat, which expires at the 2024 Annual Meeting. Per Section 4.8 of the Bylaws, any vacancy occurring in the Executive Board may be filled by the affirmative vote of a majority of the remaining Directors.

6. Annual Meeting. An email solicitation for Residential Board candidates will be sent mid-October with a deadline for candidate form return by November 1st.
7. Commercial Dues. Jamie Harrison indicated his discomfort with the previous Board decision to accept the Eagle County Assessor's square footage for commercial dues calculation going forward. Mr. Harrison made a motion to revoke the previous decision; hearing no second, there was no consideration of the motion.
8. Future Meeting Dates. Future meeting dates are as follows:
 - a. Board Meeting – Thursday, October 6, 2022 at 2:00 p.m. MDT
 - b. Board Meeting – November 9, 2022 at 3:00 p.m. MST.
 - c. Annual Meeting – December 7, 2022 at 5:00 p.m. MST at the Eagle County Courthouse.

There being no further business to come before the Board, the meeting was adjourned at 4:09 p.m. MDT.

Respectfully submitted,



Emily Walz, Secretary