



Eagle Ranch Association Regular
Meeting of the Executive Board

Wednesday, November 15, 2023
3:00 p.m. MDT

Eagle Ranch Office or
Zoom Conference

[Click here to join the meeting](#)

Meeting ID: 973 6455 9815

Passcode: 81631

Agenda

- 1) Call to order, verify quorum.
- 2) Approval of Agenda
- 3) Approval of board minutes 5 min.
 - a) October 25, 2023
- 4) Meeting specific topics / New Business
 - a) DRB Board Interview/Appointment 10 min.
 - Rick Dominck (Alternate)
 - Tom McCord
 - b) Wildlife Committee Interview/Appointment 25 min.
 - Claire Hollis
 - Hugh Fairfield-Smith
 - Jamie Harrison
 - Kate Sheldon
 - Tom Olden
 - c) 2024 Budget & Association Financials – 3rd Quarter 30 min.
 - d) Rietmann Appeal 5 min.
- 5) Other Business
 - a) Committee Reports 5 min.
 - Wildlife
 - Design Review Board
 - Eagle Ranch Housing Corporation
- 6) Unfinished Business
 - a) Executive Board Roles & Responsibilities
 - b) Class B Parking Rules – 30-day review
 - c) Update – Discussion regarding dog park
 - d) Update – Discussion regarding Commercial District
 - e) Discussion – DRB Gifts
 - f) Street corner landscaping & lighting – Highlands

7) Executive Session - Management

8) Adjournment

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 October 25, 2023, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Microsoft Teams video/teleconference*.

Directors Present:

Liz Adams, Residential Director
Eric Eves*, Residential Director (*partial attendance*)
Clark Gundlach, Commercial Director
James Harrison, Residential Director
Steve Lindstrom, Commercial Director

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch
Dave Crawford*, EWH VP 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 3:00 p.m. MDT. A quorum of Directors was present.
2. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the meeting held August 16, 2023.
3. New Business.
 - a. Reserve Study. Liz Adams provided an explanation of the Reserve Study, which is a tool to project the anticipated replacement year and future cost of all Association physical components to better understand Reserve cash flow and project funding. Approaches to funding with consideration to rate of assessment increase, inflation, and rate of interest were discussed. Dave Crawford highlighted projects scheduled to be completed in 2024, including (but not limited to); alleyways, trees, and recreation paths. Asphalt sealcoating on recreation paths is scheduled every year or as needed, and major repairs/overlay will happen only when necessary.

Options for treatment and possible retention of ash trees infected with the lilac ash borer beetle were reviewed by Nick Richards. The arborist report from Old Growth Tree Service was distributed to the Board, which includes recommendations for further treatment of viable ash trees and proposed replacement. Management recommends going with the treatment plan of \$49,000 for 350 trees, and believes this cost can be absorbed in the Trees line item within the operating budget. The 2024 Proposed Budget will include

this expense. Replacement of 10 trees per year is also scheduled in the Reserve study, which may be evaluated and adjusted annually by the Board.

(Eric Eves left the meeting at this point, approximately 3:38 p.m.)

- b. Commercial District Future Funding. There was discussion of future additional funding of improvements in the Commercial District.

(Eric Eves rejoined the meeting at this point, approximately 3:50 p.m.)

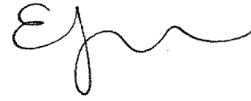
A Commercial District contribution of \$45,000 will be used in the 2024 proposed budget, for further discussion by the Board at the November 15th Board Meeting. **The Commercial budget will also be distributed to the Board for their review in advance of the November meeting.**

Management will coordinate a meeting with Aaron Goodlock, Association attorney, to discuss potential methods for ongoing contributions to the Commercial District to ensure a long-term partnership with the Commercial Association.

- c. Board Terms. The terms of Eric Eves as Residential Director and David Viele as Commercial Director expire at this year's Annual Meeting. They will be asked to let Management know their intention to seek re-election. **A candidate solicitation email will be sent to all owners notifying them of the open seat and request that interested candidates return candidate forms to be included in the Annual Meeting materials.**
 - d. Executive Board Roles & Responsibilities. Executive Board Roles and Responsibilities as drafted by Jamie Harrison were distributed to the full Board and discussed. Various suggestions for changes were made; Mr. Harrison will update the document and redistribute to the Board. It was agreed that the updated document should be sent to Association legal counsel to ensure consistency with governing documents before Board adoption.
 - e. Town of Eagle Leash Law. **Management will request that the Town of Eagle review the current Town Code to verify no limits on enforcement exist within Association boundaries, such as the Golf Course and common areas, and if so to direct Eagle County Animal Control to enforce the Town's leash law throughout Eagle Ranch.** It the review determines that are limitations on the ability to enforce the leash law within Association boundaries, the Association will request an update to the Code.
 - f. Wildlife Committee. **It was agreed that the Wildlife Committee should be asked its interest in changing the composition and potential appointment of alternates on the Committee.**
4. Unfinished Business.
- a. Class B Vehicles. The Class B vehicle parking issue was tabled until the owner survey closes. Results and discussion to occur at the November 15th Board Meeting.
 - b. Financials. Proposed 2024 Budget and financial statements will be provided to the Board in advance of the November 15th Board Meeting.

There being no further business to come before the Board, the meeting was adjourned at 4:32 p.m. MDT.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'E. Walz', with a stylized, flowing script.

Emily Walz, Secretary



10/19/23 4:34 PM

<https://www.eagleranchhoa.net/>

Design Review Board Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Design Review Board.

First Name: Rick

Last Name: Dominick

Email: rick@dominickarchitects.com

Phone Number: 19704012329

Employer: Dominick Architects Inc.

Are you a resident of
Eagle Ranch?: ☐ Yes
☒ No

Physical Address: PO Box 4408

Please list any related experience (Architectural, Construction, etc.), including any current or previous HOA Board service::

Licensed architect, current Eagle Ranch DRB member, former Eagle Ranch DRB Administrator, Eagle Ranch Metro District Board Member, Chairman of the Mountain Star Design Review Board

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

I'd like to continue as a member of the DRB. As an architect who has designed homes in Eagle Ranch and as a previous DRB administrator, I know the guidelines well and offer a thoughtful design perspective. I also feel it's important that the DRB keep in mind that we are often the first contact a lot owner has with Eagle Ranch. We need to be consistent in the application of the guidelines while also welcoming to our new ER neighbors.

Additional Comments::



11/3/23 7:20 AM

<https://www.eagleranchhoa.net/>

Design Review Board Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Design Review Board.

First Name: tom

Last Name: McCord

Email: mccordconstruction@hotmail.com

Phone Number: 19703761075

Employer: self

Are you a resident of Eagle Ranch?: ☒ Yes
☐ No

Physical Address: 51 Silver Spur

Please list any related experience (Architectural, Construction, etc.), including any current or previous HOA Board service::

eagle ranch DRB, carpenter 47 years, McCord Construction custom homes 22 years

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

experience and knowledge of actual construction & Budgets

Additional Comments::

- Home
- Activity
- Site & App >
- Blog >
- Events >
- Live Video
- Subscriptions
- Loyalty & Referrals >
- Point of Sale
- Site Booster
- TWIPLA (Visitor Analytics)
- Survey & Poll
- Contacts >
- Communications ^
 - Inbox
 - Chat
 - Forms & Submissions
 - Business Phone Number
 - Business Email
- Automations <
- Marketing & SEO >
- Analytics & Reports >
- Billing & Payments >
- Settings
- Apps >
- CMS
- Developer Tools >

Untitled

Cancel

Save

Customize View

Item content

Submission Time

Sep 1, 2023

1:12 PM

First Name

Claire

Last Name

Hollis

Email

claire.e.davis6@gmail.com

Phone Number

3028240011

Employer

Eagle County paramedic Services

Are you a resident of Eagle Ranch?

Yes

Physical Address

32 Dairy Ave

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

Worked for Colorado Parks and Wildlife in Salida when I first moved to CO in 2013. Degree in Environmental Studies and Biology. Passion for wildlife and wildlife education in Colorado.

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

Being passionate about the wildlife in the area while also recognizing the need for safety of the

Additional Comments:



10/10/23 8:32 AM

<https://www.eagleranchhoa.net/>

Wildlife Committee Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Wildlife Committee.

First Name: Hugh

Last Name: Fairfield-Smith

Email: hfairfield-smith@eagleriverfire.org

Phone Number: 9704710223

Employer: Eagle River Fire Protection District

Are you a resident of Yes

Eagle Ranch?: ☒ No

Physical Address: 288 Steamboat Dr Gypsum CO 81637

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

I have never served on an HOA board; however, in my role as FMO with the fire district, I attend many HOA, POA, and BoD meetings. I also have a strong understanding of special government.

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

With my experience in land management and eco-system management, I will be able to bring a holistic approach to wildlife benefits through land management.

Additional Comments::

I have a BS in Fire Administration and an MS in Organizational Leadership.



10/23/23 7:28 AM

<https://www.eagleranchhoa.net/>

Wildlife Committee Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Wildlife Committee.

First Name: Jamie

Last Name: Harrison

Email: jharrismed@gmail.com

Phone Number: 303.915.2476

Employer: retired

Are you a resident of
Eagle Ranch?: ☒ Yes
☐ No

Physical Address: 797 Fourth of July Rd.

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

Exec. Board member. Volunteer Coordinator for Wildlife Committee for approx. 9 years.

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

I'm interested in having the committee generate and consider funding opportunities that are not simply one-off, which is primarily what the committee has done to date (the exception being the Respect The Wild campaign.) Now that the Committee has over \$700,000 in the bank and annual income that is likely over \$100,000, it is time to look at more projects that can be repeated yearly.

Additional Comments::



10/23/23 11:26 AM

<https://www.eagleranchhoa.net/>

Wildlife Committee Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Wildlife Committee.

First Name: Kate

Last Name: Sheldon

Email: kateinvail@aol.com

Phone Number: 9703765431

Employer: Self-Employed small business owner

Are you a resident of
Eagle Ranch?: ☒ Yes
☐ No

Physical Address: 2809 East Haystack Drive

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

As a small business owner for 30+ years, I am experienced with navigating complex projects involving many entities, with successful results. I was also the head of my HOA in southern California, 1999 to 2002.

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

I am interested in helping Eagle Ranch Wildlife Committee accomplish the goals set forth in the Eagle Ranch PUD Wildlife Mitigation and Enhancement Plan of January 8, 1999. I've already connected with many agencies of The Plan (ER HOA coordinator, CPW, Eagle County Animal Control, Eagle Chief of Police, TOE Open Space, and ER Golf Course) including one of the authors of The Plan, to become exquisitely informed on the history and intentions of the document.

Additional Comments::

It would be an honor to serve on the Eagle Ranch Wildlife Committee Board. Thank you for your consideration.



10/31/23 2:37 PM

<https://www.eagleranchhoa.net/>

Wildlife Committee Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Wildlife Committee.

First Name: Tom

Last Name: Olden

Email: pinemartenlogging@yahoo.com

Phone Number: 970-471-5647

Employer: Pine Marten Logging, LLC MBR

Are you a resident of Eagle Ranch?: ☒ Yes
☐ No

Physical Address: 1864 Eagle Ranch Rd., and 77 Aster Ct.

Please list any related experience, including any current or previous HOA Board service:: Current Board Member for the Colorado Timber Industry Association.

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

Winter habitat improvements, environmental interpretation, and proper human wildlife recreation interaction. Provide guidance with wildland fire mitigation and ecosystem restoration projects within and adjacent to ERHOA properties. Oversight of financial resources to be applied for maximum gain for wildlife protection and habitat enhancement projects.

Additional Comments::

Graduate from Colorado State University, 1990, Warner School of Forestry and Natural Resources Management, with a concentration in Recreation Resource Management, BS. Owner of Pine Marten Logging, LLC , based in Eagle Colorado (established 1996). I have performed multiple forestry projects on US Forest Service lands, BLM, Vail Resorts, Towns of Vail and Frisco, and projects for The Colorado State Forest Service. Projects that included logging forest products, mastication, seeding, slash pile burning, construction of and the decommissioning of roads. Completion of large scale landscape Good Neighbor Authority (GNA) projects that involved cross natural resource agencies working together on private lands. I would take great interest in representing our HOA on sound natural resource management issues. I am current also with the State of Colorado as a Certified Logging Contractor, on proper use, application and understanding of Best Management Practices (BMP's) for the State of Colorado. This training covers, hydrology, soils, shrub and grass land, insects, species of critical concern, avian and forestry management.

	2023 Approved Budget	9 months 01/2023-09/2023 Actual	3 months 01/2023-12/2023 Projected	2023 Projected	23 Pro-'23 Bud Variance Favorable/ (Unfavorable)	2024 Proposed Budget	Variance 23 Bud-'24 Bud Favorable/ (Unfavorable)	3-Year Average
Revenues								
4010 Operating Assessments	\$ 451,350	\$ 338,517	\$ 110,473	\$ 448,990	\$ (2,360)	448,990	\$ (2,360)	\$ 447,712
4015 Replacement Reserve Assessments	84,150	63,117	20,593	83,710	(440)	83,710	(440.00)	83,472
4065 Design Review Fees	110,000	112,685	5,000	117,685	7,685	132,949	22,949	103,130
4060 Transfer Fees @ .6% of Sales Price-Operating	446,840	383,255	125,472	508,727	61,887	463,730	16,890	602,998
4061 Transfer Fee-Wildlife portion	148,950	127,752	41,824	169,576	20,626	154,580	5,630	200,972
4050 Late Fees	2,500	233	78	311	(2,189)	2,500	-	4,394
4031 Enforcement Fines	-	100	-	100	100	-	-	-
4029 Rental Revenue (office space)	29,700	22,128	7,572	29,700	-	29,700	-	24,825.00
4020 Interest Income - Operating	8,500	3,751	1,734	5,484	(3,016)	5,480	(3,020)	3,126
4025 Interest Income - Repl Reserve	12,500	7,508	13,970	21,478	8,978	88,000	75,500	17,599
4028 Interest Income- Wildlife Fund	5,000	10,039	(2,673)	7,366	2,366	24,565	19,565	1,361
4030 Interest Income - Capital Improvement Fund	1,200	10,459	(2,342)	8,117	6,917	27,117	25,917	574
TOTAL REVENUES	\$ 1,300,690	\$ 1,079,543	\$ 321,700	\$ 1,401,243	\$ 100,553	\$ 1,461,321	\$ 160,631	\$ 1,503,210
Administrative Expenses								
6010 Accounting Fees	\$ 37,825	\$ 28,369	\$ 9,456	\$ 37,825	\$ -	39,939	\$ (2,114)	\$ 8,990
6011 Accounting Fees - Wildlife Fund	600	450	150	600	-	634	(34)	8,990
6020 Audit & Tax	8,100	(6,765)	8,100	1,335	6,765	8,100	-	18,300
6130 Legal Fees	10,434	7,114	3,320	10,434	(0)	10,000	434	5,938
6030 Management Fees	49,000	36,750	12,250	49,000	-	60,000	(11,000)	-
6031 Management Fees - Wildlife fund	1,000	750	250	1,000	-	1,056	(55.90)	-
6040 Office Supplies/Other	3,290	4,962	790	5,752	(2,462)	4,000	(710)	4,998
6050 Systems Support/Hosting	3,500	5,653	1,000	6,653	(3,153)	4,000	(500)	3,843
6110 Board Meeting Expenses	325	1,491	-	1,491	(1,166)	1,600	(1,275)	2,232
Total Administrative Expenses	\$ 114,074	\$ 78,774	\$ 35,316	\$ 114,090	\$ (16)	\$ 129,329	\$ (15,255)	\$ 53,290
Operating Expenses								
6300 Management Salaries	\$ 282,582	\$ 226,696	\$ 95,431	\$ 322,127	\$ (39,545)	\$ 309,289	\$ (26,707)	\$ 149,031
6310 Taxes & Benefits	63,477	44,191	18,947	63,139	338	40,446	23,031	40,699
6340 Training & Employee Relations	4,000	1,549	2,451	4,000	-	4,000	-	1,010
6021 Bad Debt Expense	2,000	5,512	(5,512)	-	2,000	2,000	-	445
6160 Dues (CPB,ERCCA,ERA) & Prop Taxes	22,000	8,615	13,385	22,000	(0)	22,000	-	17,385
6440 Telephone	5,000	3,955	1,100	5,055	(55)	5,000	-	3,396
6430 Heat/Gas - Office Space	1,900	1,444	494	1,938	(38)	2,090	(190)	-
6420 Electric - Office Space	1,728	1,174	292	1,466	262	1,814	(86)	-
6025 Computer Maintenance	2,670	4,150	600	4,750	(2,080)	4,750	(2,080)	2,982
6120 Decorations/Banners		6,016	2,000		-	8,000	(8,000)	
6145 Owner Social Event	20,000	10,405	9,595	20,000	-	25,000	(5,000)	5,121
6815 Marketing	16,375	12,951	3,424	16,375	-	20,000	(3,625)	12,956
Total Operating Expenses	\$ 421,732	\$ 326,658	\$ 142,208	\$ 460,850	\$ (39,118)	\$ 444,390	\$ (22,658)	\$ 233,025

	2023 Approved Budget	9 months 01/2023-09/2023 Actual	3 months 10/2023-12/2023 Projected	2023 Projected	'23 Pro-'23 Bud Variance Favorable/ (Unfavorable)	2024 Proposed Budget	Variance '23 Bud-'24 Bud Favorable/ (Unfavorable)	3-Year Average
Design Review/Covenant Control Exp								
6036 Design Review Expenses	\$ 10,000	\$ 8,235	\$ 3,400	\$ 11,635	\$ 15,468	\$ 10,000	\$ -	\$ 50,072
6006 Covenant Control Expenses	16,000	1,540	-	1,540	14,460	\$ -	16,000	5,184
Total DRB/Covenant Expenses	\$ 26,000	\$ 9,775	\$ 3,400	\$ 13,175	\$ 15,468	\$ 10,000	\$ -	\$ 55,256
Maintenance Expenses								
6510 Common Area Maintenance- General	\$ 56,050	\$ 30,056	\$ 6,000	\$ 36,056	\$ 19,994	\$ 56,116	\$ (66)	\$ 78,068
6626 Landscaping-Boulevards and Pocket Parks	99,890	109,727	1,500	111,227	(11,337)	100,000	(110)	89,470
6466 Irrigation - Water	88,000	63,188	24,800	87,988	12	93,000	(5,000)	76,066
6686 Trees	103,720	60,137	5,000	65,137	38,583	104,000	(280)	76,280
6687 Biking/Hiking Trails Maintenance	23,000	12,790	-	12,790	10,210	12,000	11,000	10,781
6675 Snowplowing- Paths	24,000	21,643	6,400	28,043	(4,043)	24,000	-	15,088
6673 Commercial District Infrastructure	45,000	10,056	34,944	45,000	-	45,000	-	-
6629 Maintenance- Alleys	22,000	8,385	-	8,385	13,615	20,000	2,000	15,058
Total Maintenance Expenses	\$ 461,660	\$ 315,982	\$ 78,644	\$ 394,626	\$ 67,034	\$ 454,116	\$ 7,544	\$ 360,811
Vehicle Expenses								
6691 Maintenance & Registration	\$ 1,774	\$ 993	\$ 400	\$ 1,393	\$ 381	\$ 1,774	\$ -	\$ 1,398
8012 Vehicle Insurance	1,810	(964)	300	(664)	2,474	1,911	(101.18)	1,675
6692 Fuel	2,100	400	133	534	1,566	1,000	1,100.00	904
6693 Mileage	400	-	100	100	300.00	400	-	-
Total Vehicle Expenses	\$ 6,084	\$ 429	\$ 933	\$ 1,362	\$ 4,722	\$ 5,085	\$ 999	\$ 3,977
Fixed Expenses								
8010 Insurance	\$ 16,500	\$ 12,179	\$ 4,060	\$ 16,238	\$ 262	18,000	\$ (1,500)	\$ 11,471
8000 Income Taxes - Op., Imp., Replacement Funds	4,440	(7,211)	2,693	(4,518)	8,958	24,119	(19,679)	4,339
8000 Provision of Income Tax-Wildlife	1,000	-	(535)	168	832	4,913	(3,913)	386
Total Fixed Expenses	\$ 21,940	\$ 4,968	\$ 6,218	\$ 11,889	\$ 10,051	\$ 47,032	\$ (25,092)	\$ 16,197
Non-Operating Expenses								
4015 Replacement Reserve Assessments	\$ 84,150	\$ 63,117	\$ 20,593	\$ 83,710	\$ 440	\$ 83,710	\$ 440	\$ 80,064
4025 Interest Income - Repl Reserve	12,500	7,508	13,970	\$ 21,478	(8,978)	88,000	(75,500)	\$ 6,286
- Wildlife Fund Accrual	151,350	136,591	39,285	\$ 175,876	(24,526)	172,543	(21,193)	\$ 187,895
4030 Interest Income - Capital Improvement Fund	1,200	10,459	(2,342)	\$ 8,117	(6,917)	27,117	(25,917)	\$ 3,114
Total Non-Operating	\$ 249,200	\$ 217,675	\$ 71,506	\$ 289,181	\$ (39,981)	\$ 371,370	\$ (122,170)	\$ 277,359
TOTAL EXPENSES	\$ 1,300,690	\$ 954,260	\$ 338,226	\$ 1,285,173	\$ 18,160	\$ 1,461,321	\$ (176,631)	\$ 999,914
OPERATING INCOME	\$ -	\$ 125,284	\$ (16,527)	\$ 116,070	\$ 116,070	\$ (0)	\$ 0	\$ 503,296
Uses of Operating Income								
Replacement Reserve Fund	\$ -	\$ 125,284	\$ (16,527)	\$ 116,070	\$ 116,070	\$ (0)	\$ 0	\$ -
Capital Improvement Fund	-	-	-	-	-	-	-	\$ -
Total Required Uses of Operating Income	\$ -	\$ 125,284	\$ (16,527)	\$ 116,070	\$ 116,070	\$ (0)	\$ 0	\$ 503,296
NET INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Eagle Ranch Homeowner's Association
2024 Proposed Budget
Wildlife Fund

[illegible]

Eagle Ranch
Investments
as of 10/31/2023

	Interest Rate	Date of Maturity	Balance
<u>Alliance Bank</u>			
1000 - AAB Operating Checking 4835	0.03%	Fully Liquid	64,110.13
1001 - Alliance Operating ICS	0.00%	Fully Liquid	602,753.95
1100 - AAB Reserve Checking 6346	0.25%	Fully Liquid	50,032.15
1101 - Alliance Reserve ICS	3.30%	Fully Liquid	376,701.85

<u>Alpine Bank</u>			
1010 - Alpine Operating Checking 3325	0.00%	Fully Liquid	0.01
1080 - Alpine Operating ICS Savings 4840	3.42%	Fully Liquid	214,076.51
1120 - Alpine Reserve Apex MM 3330	0.65%	Fully Liquid	50,253.40
1121 - Alpine Reserve CD 6439	0.50%	Fully Liquid	279,396.17

<u>Pacific Western Bank</u>			
1005 - Pacific Western Operating Checking 4043	0.00%	Fully Liquid	630.00

<u>1107 - EJ Reserve Investments 4714</u>	<u>Maturity Value</u>	<u>Maturity Date</u>	<u>Account Value</u>
1st Source Bk South Bend Ind 4.70%	116,000.00	10/30/2023	115,991.88
PNC Bk Natl Assn Wilmington 4.50%	237,000.00	12/21/2023	236,642.13
Wells Fargo Bk N A Sioux Falls 3.50%	137,000.00	12/28/2023	136,573.93
Morgan Stanley Private Bk Natl 1.85%	247,000.00	1/23/2024	244,843.69
Citizens Bk Na Providence RI 5.00%	235,000.00	4/25/2024	234,262.10
Discover Bk Greenwood Del 4.90%	235,000.00	4/25/2024	234,149.30
U S Bk Natl Assn Instl Ctf Dep 4.90%	235,000.00	4/25/2024	234,330.25
B1Bank Baton Rouge La 4.90%	235,000.00	4/26/2024	234,334.95
Centrust Bk Na Northbrook Ill 4.90%	61,000.00	4/26/2024	60,827.37
Synovus Bk Columbus GA 4.95%	235,000.00	4/26/2024	234,201.00
Truist Bk Charlotte N C 4.95%	235,000.00	4/26/2024	234,201.00
Goldman Sachs Bk USA New York 5.00%	235,000.00	5/2/2024	234,224.50
Manufacturers & Traders Tr Co 4.85%	240,000.00	6/17/2024	238,893.60
Wells Fargo Bk N A Sioux Falls 1.95%	112,000.00	1/29/2025	106,861.44
Insured Bank Deposit 2.25%			18,180.98
Total Edward Jones			\$ 2,798,518.12

1040 - Petty Cash	550.00
Total Cash	\$ 4,437,022.29

<u>Operating Fund Cash</u>	
1000 - AAB Operating Checking 4835	64,110.13
1001 - Alliance Operating ICS	602,753.95
1010 - Alpine Operating Checking 3325	0.01
1080 - Alpine Operating ICS Savings 4840	214,076.51
1005 - Pacific Western Operating Checking 4043	630.00
1040 - Petty Cash	550.00
	\$ 882,120.60

<u>Reserve Fund Cash</u>	
1100 - AAB Reserve Checking 6346	50,032.15
1101 - Alliance Reserve ICS	376,701.85
1120 - Alpine Reserve Apex MM 3330	50,253.40
1121 - Alpine Reserve CD 6439	279,396.17
1107 - EJ Reserve Investments 4714	2,798,518.12
	\$ 3,554,901.69

Percentage of Reserve Cash Invested 87%

Eagle Ranch Association

Balance Sheet as of 9/30/2023

Assets	Operating Fund	Wildlife Fund	Reserve	Capital Improvement	Total
Operating Fund Cash					
1000 - AAB Operating Checking 4835	\$96,359.34				\$96,359.34
1001 - Alliance Operating ICS	\$607,167.43				\$607,167.43
1005 - Pacific Western Operating Checking 4043	\$630.00				\$630.00
1010 - Alpine Operating Checking 3325	\$0.01				\$0.01
1040 - Petty Cash	\$550.00				\$550.00
1080 - Alpine Operating ICS Savings 4840	\$213,505.47				\$213,505.47
Total Operating Fund Cash	\$918,212.25				\$918,212.25
Reserve Fund Cash					
1100 - AAB Reserve Checking 6346			\$50,021.53		\$50,021.53
1101 - Alliance Reserve ICS			\$375,663.59		\$375,663.59
1107 - Edward Jones Reserve CD 4714			\$2,796,117.15		\$2,796,117.15
1120 - Alpine Reserve Apex MM 3330			\$50,226.56		\$50,226.56
1121 - Alpine Reserve CD 6439			\$279,281.40		\$279,281.40
Total Reserve Fund Cash			\$3,551,310.23		\$3,551,310.23
Receivables					
1200 - Accounts Receivable	\$39,729.94				\$39,729.94
1205 - Allowance for Bad Debt	(\$22,338.37)				(\$22,338.37)
1210 - Other Receivables	\$54,176.21				\$54,176.21
1225 - Due To/From Operating/Reserve/Cap/WF		\$798,583.36		\$755,358.15	\$1,553,941.51
1400 - Prepaid Insurance	\$1,624.40				\$1,624.40
1410 - Other Prepayments	\$3,192.21				\$3,192.21
Total Receivables	\$76,384.39	\$798,583.36		\$755,358.15	\$1,630,325.90

Eagle Ranch Association

Balance Sheet as of 9/30/2023

Fixed Assets

1570 - Capital Assets	\$412,154.09				\$412,154.09
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Total Fixed Assets	\$412,154.09				\$412,154.09
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Total Assets	\$1,406,750.73	\$798,583.36	\$3,551,310.23	\$755,358.15	\$6,512,002.47
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Liabilities / Equity	Operating Fund	Wildlife Fund	Reserve	Capital Improvement	Total
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Liabilities

2000 - Accounts Payable	\$43,807.73			\$74,794.30	\$118,602.03
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2010 - Accrued Accounts Payable	\$11,491.12				\$11,491.12
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2200 - Payroll Payable	\$8,615.86				\$8,615.86
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2225 - Due To/From Operating/Reserve/Cap/WF	\$581,457.16		\$972,484.35		\$1,553,941.51
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2300 - Deferred Assessments	\$131,075.00				\$131,075.00
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2315 - Prepaid Assessments	\$6,985.12				\$6,985.12
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2330 - Security Deposits	\$1,000.00				\$1,000.00
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2410 - Construction Deposit	\$318,750.00				\$318,750.00
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Total Liabilities	\$1,103,181.99		\$972,484.35	\$74,794.30	\$2,150,460.64
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Fund Balances

3090 - Wildlife Fund Balance		\$701,861.95			\$701,861.95
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3095 - Capital Improvement Fund				\$774,773.06	\$774,773.06
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3100 - Working Capital	\$178,285.00				\$178,285.00
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3500 - Replacement Fund Balance			\$2,049,509.83		\$2,049,509.83
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3800 - YTD Net Income	\$125,283.74	\$96,721.41	\$529,316.05	(\$94,209.21)	\$657,111.99
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Total Fund Balances	\$303,568.74	\$798,583.36	\$2,578,825.88	\$680,563.85	\$4,361,541.83
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Total Liabilities / Equity	\$1,406,750.73	\$798,583.36	\$3,551,310.23	\$755,358.15	\$6,512,002.47
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Eagle Ranch Association

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Fund Income							
Operating Revenues							
4010 - Operating Dues Assessm Residential	37,613.00	37,613.00	-	338,517.00	338,517.00	-	451,350.00
4020 - Operating Interest Income	591.04	2,125.00	(1,533.96)	3,750.92	6,375.00	(2,624.08)	8,500.00
4029 - Rental Income	1,985.00	2,475.00	(490.00)	22,128.00	22,275.00	(147.00)	29,700.00
4031 - Enforcement Fines	100.00	-	100.00	100.00	-	100.00	-
4050 - Late Payment Fee Revenue	-	208.00	(208.00)	233.30	1,872.00	(1,638.70)	2,500.00
4060 - Transfer Fees	56,700.00	37,237.00	19,463.00	383,254.57	335,133.00	48,121.57	446,840.00
4065 - DRB Fees	23,830.00	9,167.00	14,663.00	112,685.00	82,503.00	30,182.00	110,000.00
Total Operating Revenues	120,819.04	88,825.00	31,994.04	860,668.79	786,675.00	73,993.79	1,048,890.00
Total Operating Fund Income	120,819.04	88,825.00	31,994.04	860,668.79	786,675.00	73,993.79	1,048,890.00

Operating Fund Expense

Administrative Expenses							
6010 - Accounting Fee	3,152.08	3,152.08	-	28,368.72	28,368.72	-	37,825.00
6020 - Audit & Tax	-	675.00	675.00	(6,765.00)	6,075.00	12,840.00	8,100.00
6030 - Management Fee	4,083.33	4,083.33	-	36,749.97	36,749.97	-	49,000.00
6040 - Office Supplies	247.47	274.17	26.70	4,962.33	2,467.53	(2,494.80)	3,290.00
6050 - Systems Support/Hosting	284.96	875.00	590.04	5,652.68	2,625.00	(3,027.68)	3,500.00
6110 - Board Expenses	-	27.00	27.00	1,490.67	243.00	(1,247.67)	325.00
6130 - Legal Fees	28.42	870.00	841.58	7,114.40	7,830.00	715.60	10,434.00
Total Administrative Expenses	7,796.26	9,956.58	2,160.32	77,573.77	84,359.22	6,785.45	112,474.00
Operating Expenses							
6021 - Bad Debt Expense	(3,427.18)	167.00	3,594.18	5,511.85	1,503.00	(4,008.85)	2,000.00
6025 - Computer Maintenance	200.00	223.00	23.00	4,149.92	2,007.00	(2,142.92)	2,670.00
6120 - Decorations	945.00	-	(945.00)	6,015.93	-	(6,015.93)	-
6145 - Owner Social Event	2,172.40	8,467.00	6,294.60	10,404.79	18,300.00	7,895.21	20,000.00
6160 - Property Tax, Dues	-	1,833.00	1,833.00	8,615.06	16,497.00	7,881.94	22,000.00
6300 - Salaries & Wages	37,566.22	23,548.50	(14,017.72)	226,696.08	211,936.50	(14,759.58)	282,582.00
6310 - Taxes & Benefits	6,765.76	5,289.75	(1,476.01)	44,191.15	47,607.75	3,416.60	63,477.00
6340 - Employee Relations/Training	187.41	333.00	145.59	1,548.62	2,997.00	1,448.38	4,000.00
6420 - Electric/Office	161.90	144.00	(17.90)	1,174.15	1,296.00	121.85	1,728.00
6430 - Gas & Heating/Office	55.36	158.33	102.97	1,444.20	1,424.97	(19.23)	1,900.00
6440 - Telephone	199.78	417.00	217.22	3,955.10	3,753.00	(202.10)	5,000.00
6815 - Marketing	76.68	1,365.00	1,288.32	12,950.75	12,285.00	(665.75)	16,375.00
Total Operating Expenses	44,903.33	41,945.58	(2,957.75)	326,657.60	319,607.22	(7,050.38)	421,732.00
Design Review/Covenant Expenses							
6006 - Covenant Control Expenses	-	1,333.33	1,333.33	1,540.00	11,999.97	10,459.97	16,000.00
6036 - DRB Expense	115.94	833.33	717.39	8,235.15	7,499.97	(735.18)	10,000.00
Total Design Review/Covenant Expenses	115.94	2,166.66	2,050.72	9,775.15	19,499.94	9,724.79	26,000.00

Eagle Ranch Association

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Fund Expense							
Maintenance Expenses							
6466 - Landscape Water	13,338.08	7,333.33	(6,004.75)	63,188.06	65,999.97	2,811.91	88,000.00
6510 - Common Area Maintenance	3,030.00	4,670.83	1,640.83	30,055.82	42,037.47	11,981.65	56,050.00
6626 - Landscape-Blvd/Parks	33,724.00	8,324.17	(25,399.83)	109,727.41	74,917.53	(34,809.88)	99,890.00
6629 - Maintenance Alleys	-	1,833.33	1,833.33	8,385.38	16,499.97	8,114.59	22,000.00
6673 - Commercial District Infrastructure	-	3,750.00	3,750.00	10,056.25	33,750.00	23,693.75	45,000.00
6675 - Snow Removal	-	-	-	21,642.50	16,500.00	(5,142.50)	24,000.00
6686 - Trees	12,756.77	8,643.33	(4,113.44)	60,136.57	77,789.97	17,653.40	103,720.00
6687 - Biking/Hiking Trails	4,800.00	1,916.67	(2,883.33)	12,790.00	17,250.03	4,460.03	23,000.00
Total Maintenance Expenses	67,648.85	36,471.66	(31,177.19)	315,981.99	344,744.94	28,762.95	461,660.00
Vehicle Expenses							
6691 - Vehicle Maint/Registration	-	148.00	148.00	993.04	1,332.00	338.96	1,774.00
6692 - Fuel	-	175.00	175.00	400.18	1,575.00	1,174.82	2,100.00
6693 - Mileage	-	100.00	100.00	-	300.00	300.00	400.00
8012 - Vehicle Insurance	90.26	151.00	60.74	(964.42)	1,359.00	2,323.42	1,810.00
Total Vehicle Expenses	90.26	574.00	483.74	428.80	4,566.00	4,137.20	6,084.00
Fixed Expenses							
8000 - Income Tax	-	1,110.00	1,110.00	(7,210.79)	3,330.00	10,540.79	4,440.00
8010 - Insurance	1,353.17	1,375.00	21.83	12,178.53	12,375.00	196.47	16,500.00
Total Fixed Expenses	1,353.17	2,485.00	1,131.83	4,967.74	15,705.00	10,737.26	20,940.00
Total Operating Fund Expense	121,907.81	93,599.48	(28,308.33)	735,385.05	788,482.32	53,097.27	1,048,890.00
Net Operating Fund Income (Loss)	(1,088.77)	(4,774.48)	3,685.71	125,283.74	(1,807.32)	127,091.06	-

Eagle Ranch Association

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Replacement Reserve Revenues							
4015 - Residential Reserve Assessments	7,013.00	7,013.00	-	63,117.00	63,117.00	-	84,150.00
4025 - Reserve Interest Revenue	(728.86)	3,125.00	(3,853.86)	7,508.16	9,375.00	(1,866.84)	12,500.00
4150 - Change in Value of Investment	801.40	-	801.40	(2,991.92)	-	(2,991.92)	-
4311 - Prior Year Surplus	-	-	-	538,399.74	-	538,399.74	-
Total Replacement Reserve Revenues	7,085.54	10,138.00	(3,052.46)	606,032.98	72,492.00	533,540.98	96,650.00
Total Reserve Income	7,085.54	10,138.00	(3,052.46)	606,032.98	72,492.00	533,540.98	96,650.00

Reserve Expense

Non-Operating Expenses							
7000 - Reserve Expenses	(4,800.00)	-	4,800.00	76,716.93	-	(76,716.93)	-
Total Non-Operating Expenses	(4,800.00)	-	4,800.00	76,716.93	-	(76,716.93)	-
Total Reserve Expense	(4,800.00)	-	4,800.00	76,716.93	-	(76,716.93)	-
Net Reserve Income (Loss)	11,885.54	10,138.00	1,747.54	529,316.05	72,492.00	456,824.05	96,650.00

Eagle Ranch Association

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Wildlife Fund Income							
Wildlife Fund Revenue							
4028 - Interest Income - Wildlife Fund	2,571.20	416.67	2,154.53	10,039.17	3,750.03	6,289.14	5,000.00
4061 - Transfer Fee-Wildlife Portion	18,900.00	12,412.50	6,487.50	127,751.53	111,712.50	16,039.03	148,950.00
Total Wildlife Fund Revenue	21,471.20	12,829.17	8,642.03	137,790.70	115,462.53	22,328.17	153,950.00
Total Wildlife Fund Income	21,471.20	12,829.17	8,642.03	137,790.70	115,462.53	22,328.17	153,950.00
Wildlife Fund Expense							
Wildlife Fund Expenses							
6011 - Accounting Fee- Wildlife fund	50.00	50.00	-	450.00	450.00	-	600.00
6031 - Management Fee-Wildlife Fund	83.33	83.33	-	749.97	749.97	-	1,000.00
Total Wildlife Fund Expenses	133.33	133.33	-	1,199.97	1,199.97	-	1,600.00
Fixed Expenses							
8000 - Income Tax	-	83.33	83.33	-	749.97	749.97	1,000.00
Total Fixed Expenses	-	83.33	83.33	-	749.97	749.97	1,000.00
Non-Operating Expenses							
7030 - Wildlife Fund Expense	-	12,612.50	12,612.50	39,869.32	113,512.50	73,643.18	151,350.00
Total Non-Operating Expenses	-	12,612.50	12,612.50	39,869.32	113,512.50	73,643.18	151,350.00
Total Wildlife Fund Expense	133.33	12,829.16	12,695.83	41,069.29	115,462.44	74,393.15	153,950.00
Net Wildlife Fund Income (Loss)	21,337.87	.01	21,337.86	96,721.41	.09	96,721.32	-

Eagle Ranch Association

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Improvement Income							
Operating Revenues							
4030 - Interest Income - Capital Improvement Fund	2,838.30	300.00	2,538.30	10,458.81	900.00	9,558.81	1,200.00
Total Operating Revenues	2,838.30	300.00	2,538.30	10,458.81	900.00	9,558.81	1,200.00
Total Capital Improvement Income	2,838.30	300.00	2,538.30	10,458.81	900.00	9,558.81	1,200.00
Capital Improvement Expense							
Non-Operating Expenses							
7040 - Capital Improvement Fund	65,045.49	300.00	(64,745.49)	104,668.02	900.00	(103,768.02)	1,200.00
Total Non-Operating Expenses	65,045.49	300.00	(64,745.49)	104,668.02	900.00	(103,768.02)	1,200.00
Total Capital Improvement Expense	65,045.49	300.00	(64,745.49)	104,668.02	900.00	(103,768.02)	1,200.00
Net Capital Improvement Income (Loss)	(62,207.19)	-	(62,207.19)	(94,209.21)	-	(94,209.21)	-
Net Total	(30,072.55)	5,363.53	(35,436.08)	657,111.99	70,684.77	586,427.22	96,650.00

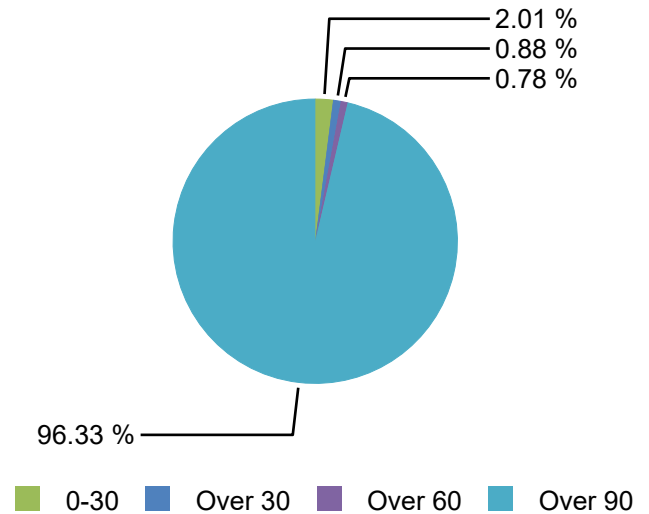
Eagle Ranch Association

AR Aging - 9/30/2023

SUMMARY

Charge	Balance
Annual HOA Operating Dues (74)	\$21,981.19
Annual HOA Reserves Dues (74)	\$4,180.00
Bank Return (1)	\$10.00
Beginning Balance (11)	\$12,808.75
Covenant Control Fine (1)	\$100.00
DRB Fees (1)	\$350.00
Other Receivables (1)	\$300.00
Total	\$39,729.94

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
ER12139	-	-	-	\$5,235.73	\$5,235.73
Annual HOA Operating Dues	-	-	-	\$590.00	\$590.00
Annual HOA Reserves Dues	-	-	-	\$110.00	\$110.00
Beginning Balance	-	-	-	\$4,535.73	\$4,535.73
ER11620	-	-	-	\$4,408.18	\$4,408.18
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Beginning Balance	-	-	-	\$4,058.18	\$4,058.18
ER11708	-	-	\$310.00	\$1,582.69	\$1,892.69
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Bank Return	-	-	\$10.00	-	\$10.00
Beginning Balance	-	-	-	\$1,232.69	\$1,232.69
Other Receivables	-	-	\$300.00	-	\$300.00
ER11456	-	-	-	\$1,270.75	\$1,270.75
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Beginning Balance	-	-	-	\$920.75	\$920.75
ER11660	-	-	-	\$768.65	\$768.65
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Beginning Balance	-	-	-	\$418.65	\$418.65
ER12021	-	-	-	\$753.65	\$753.65
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Beginning Balance	-	-	-	\$403.65	\$403.65

Eagle Ranch Association

AR Aging - 9/30/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER12247	-	-	-	\$753.65	\$753.65
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Beginning Balance	-	-	-	\$403.65	\$403.65
ER12300	-	-	-	\$753.65	\$753.65
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Beginning Balance	-	-	-	\$403.65	\$403.65
ER11597	-	-	-	\$700.00	\$700.00
Annual HOA Operating Dues	-	-	-	\$590.00	\$590.00
Annual HOA Reserves Dues	-	-	-	\$110.00	\$110.00
ER11954	-	-	-	\$699.50	\$699.50
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Beginning Balance	-	-	-	\$349.50	\$349.50
ER11755	-	-	-	\$403.65	\$403.65
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Beginning Balance	-	-	-	\$53.65	\$53.65
ER11652	-	-	-	\$378.65	\$378.65
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Beginning Balance	-	-	-	\$28.65	\$28.65
ER12032	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11358	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11425	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11753	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11442	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11445	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00

Eagle Ranch Association

AR Aging - 9/30/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER12094	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11592	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER25746	\$350.00	-	-	-	\$350.00
Annual HOA Operating Dues	\$295.00	-	-	-	\$295.00
Annual HOA Reserves Dues	\$55.00	-	-	-	\$55.00
ER11622	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11732	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12509	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11546	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11717	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12291	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12379	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11763	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11781	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12410	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00

Eagle Ranch Association

AR Aging - 9/30/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER12793	-	-	-	\$350.00	\$350.00
DRB Fees	-	-	-	\$350.00	\$350.00
ER11965	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11697	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11786	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11591	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11670	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12422	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12450	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12487	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER25790	\$350.00	-	-	-	\$350.00
Annual HOA Operating Dues	\$295.00	-	-	-	\$295.00
Annual HOA Reserves Dues	\$55.00	-	-	-	\$55.00
ER12497	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12028	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12057	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00

Eagle Ranch Association

AR Aging - 9/30/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER12609	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12615	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12637	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12644	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12311	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11830	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11833	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12091	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12041	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12526	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12052	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11933	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11676	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00

Eagle Ranch Association

AR Aging - 9/30/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER12240	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11544	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11905	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12177	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11512	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11437	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11584	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11387	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11961	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12374	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12536	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12102	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER11819	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00

Eagle Ranch Association

AR Aging - 9/30/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER20146	-	\$350.00	-	-	\$350.00
Annual HOA Operating Dues	-	\$295.00	-	-	\$295.00
Annual HOA Reserves Dues	-	\$55.00	-	-	\$55.00
ER12136	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12018	-	-	-	\$350.00	\$350.00
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12257	-	-	-	\$192.54	\$192.54
Annual HOA Operating Dues	-	-	-	\$137.54	\$137.54
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12023	\$100.00	-	-	-	\$100.00
Covenant Control Fine	\$100.00	-	-	-	\$100.00
ER11443	-	-	-	\$68.65	\$68.65
Annual HOA Operating Dues	-	-	-	\$13.65	\$13.65
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Total:	\$800.00	\$350.00	\$310.00	\$38,269.94	\$39,729.94
Property Count:	3	1	1	72	

Design Review Board and Eagle Ranch Metropolitan District Fees
Effective January 1, 2024

Design Review Fees	Amount Residential/Commercial	Date Due
Pre-Design Conference	\$750/1,000 (\$250/DRB mtg)	With Application Prior to DRB Meeting
Preliminary Plan Review	\$3,000/5,000	With Application
Final Plan Review	\$3,000/5,000	With Application
Technical Plan Review	\$1,200/2,500	With Application
Re-Submittal Fee/Additional Meetings	50% per meeting	50% of application fee (level of review)
Subtotal	\$7,950/13,500	*Payable to Eagle Ranch HOA
Construction Compliance		
Construction Compliance Deposit (Refundable)	\$20,000/\$30,000	Prior to Final Approval Letter
Construction Inspections & Submittals	\$1,680	Field Inspections (FLC, ILC, Site Inspections, etc.)
*Change During Construction (CDC)	\$200 per item	Prior to DRB Review
Solar added during construction	\$50	
Temporary Certificate of Compliance (TCC)	110% x	Prior to TCC issuance. May be cash,
Construction Compliance Deposit	Schedule of Values of work to be completed	Letter of Credit, or bond sufficient to complete remaining approved improvements.
Re-Inspection Fee	\$120	
Modification to Existing Improvements		
Solar Panel Application	\$50/\$150	With Application
**Minor modification without addition of square footage: (i.e. Repairs & Maintenance requiring changes in materials and/or color, minor landscaping, fence modifications)	\$250	With Application
Moderate Modification without addition of square footage must be approved by the Design Review Board (deck addition, pools/spa, roof overhang additions, business signage, yard out buildings, etc.)	\$550	Per Meeting Fee
Major Modification with addition of square footage must be approved by the Design Review Board.	\$1,200	Per Meeting Fee
Major Modification with addition of square footage – Technical Review	\$600	
Construction Cleanup and Compliance Refundable Deposit	\$2000	Prior to Design Review Approval Letter issuance.
Eagle Ranch Metro District Water Fee- Payable To- Eagle Ranch Metro District		
Fee in lieu of Non-potable Water System Prior to Design Review Approval Letter issuance.	\$1,500	Meadows, Uplands, Highlands Traditional Neighborhood

*Failure to submit CDC prior to implementing changes may result in a double fee assessment.

**Fees may be waived for minor modifications that do not require changes in materials and/or color.

Shelley Bellm

From: Nick Richards
Sent: Friday, November 10, 2023 10:57 AM
To: Shelley Bellm
Subject: FW: HOA Billings/Late Payment Charges

Here ya go

From: Jeremy Rietmann <jeremyrietmann@pm.me>
Sent: Tuesday, May 23, 2023 10:48 AM
To: Nick Richards <NRichards@eastwest.com>
Subject: HOA Billings/Late Payment Charges

[ExternalEmail] ** Caution Clicking Links **

Nick,

Will you please forward this email to the Executive Board for their consideration?

Thank you - Jeremy Rietmann

Dear Eagle Ranch HOA Executive Board,

I received a "Notice of Delinquency and Notice of Intent to File a Lien" on my front door this morning. Apparently our HOA dues were long past due and we were unaware as we'd had no contact from the Association by email, phone, or regular mail regarding billings.

When I followed up with Nick, the account record had our last name spelled incorrectly (Rietman) instead of "Rietmann," and we were apparently late on last year's dues as well as this year's dues. Our household carries no debt, has good credit and have no other outstanding bills. These bills went unpaid simply because we never received notice (in any form) that they were due.

We would appreciate the board's consideration to refund back the interest and/or late payment charges that were assessed on top of the original fees as we most certainly intend (and have a 20-year track record to prove) that we take our financial obligations to this and other matters seriously and we always pay our bills on time when properly notified.

When I learned of the outstanding amount this morning I made full payment immediately.

Thank you for your consideration.

I'd also like to make sure that our account is updated to reflect the following (correct) contact information so that we can avoid a similar episode in the future.

Jeremy and Carly Rietmann
P.O. Box 5322 Eagle, CO 81631
Email 1: jeremyrietmann@icloud.com
Email 2: carlyrietmann@icloud.com
Email 3: jeremyrietmann@pm.me
Phone 1 (Jeremy): 970-443-3419
Phone 2: (Carly): 970-443-3491

Thanks again,

Jeremy Rietmann



NOTICE OF DELINQUENCY
AND
NOTICE OF INTENT TO FILE A LIEN

November 10, 2023

Jeremy M. Rietman
P.O. Box 5322
Eagle, CO 81631

Delivered by: Posting at the Property

Re: Eagle Ranch Association ("Association")
Notice of Delinquency – Account #: ER12378
Property Address: 831 Sylvan Lake Road Lot 5

Dear: Jeremy

The Association's records indicate that your account is delinquent. As of the date of this Notice, the total amount due is \$ 753.65, which is comprised of unpaid assessments, late fees, interest, and/or other charges. Included with this Notice is a copy of your current account ledger.

Be advised that payment is required to cure the delinquency and that failure to do so within thirty (30) days may result in your account being turned over to an attorney and a collection agency, as well as a lawsuit being filed against you, the filing and foreclosure of a lien against the Property, or other remedies under Colorado law. If your account is turned over to an attorney or collections agent, you will be responsible for the Association's attorney and collection fees. If you would like to request a copy of the Owner's ledger to verify the amount of the debt, please call Nick Richards, Community Manager, at 970-328-2172.

The Association is willing to enter into a payment plan to assist you with curing the deficiency. The Owner and Association will agree to a monthly payment, for 18 months, due and payable on the first of each month, until the deficiency is cured. For you to enter into a payment plan, which will avoid the account being turned over to an attorney or collection agent (provided the terms of the payment plan are complied with), you must notify the Association of your intent to do so within 14 days of this Notice and you must reach agreement on the payment plan within 30 days of this Notice. Extended payment plans may require approval of the Association's Executive Board. You may contact the Community Manager, Nick Richards, to express your intent to enter into this

agreement. Please refer to the Association's Amended Collections Policy, on the Associations website: <https://www.eagleranchhoa.net/governing-documents-policies>.

Unpaid assessments may lead to foreclosure of the Property. However, before the Association takes legal action against you or commences foreclosure, a majority of the Executive Board of the Association must vote to approve referral of your account to an attorney or a collection agency and/or vote to approve foreclosure.

If your account is referred to the Association's attorney, the Association may elect to file a personal lawsuit for failure to pay or foreclose its lien against the Property for unpaid assessments. The Association or you may utilize the small claims court where the amount in controversy does not exceed \$7,500.00, including disputes arising from assessments, fines, or fees owed to the Association, matters pursuant to C.R.S. §13-6-403, or as otherwise permitted by Colorado law. Additionally, the small claims court may issue an order for injunctive relief (to cease or perform an action) to enforce a restrictive covenant. A lawsuit for amounts owed in excess of \$7,500.00 may be filed in any court of competent jurisdiction, including the County and District Courts.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Richards", with a stylized, flowing script.

Nick Richards, MS, MPMP
Eagle Ranch Association Community Manager
(970) 328-2172
nrichards@eastwest.com



To: Executive Board
From: Shelley Bellm, Assistant Community Manager
Date: November 15, 2023
Re: Wildlife Committee Update

Background: The Wildlife Committee held its last quarterly meeting on Tuesday, October 24, 2023.

Hugh Fairfield-Smith, Eagle Valley Wildland presented a background on the development of this organization and their purpose. Hugh discussed the benefits of Wildfire prevention to wildlife in Eagle Ranch through improvements to ecosystem health. Eagle Valley Wildland will be working with the Association over the next year to create a program that benefits homeowners through wildfire risk reduction and habitat improvement for wildlife.

Nicole Asselin, Vail Valley Mountain Trails Alliance provided a recap of the 2022/2023 program that was funded in partnership with Eagle Ranch Wildlife and the Town of Eagle. The program recognized improvements that were observed through this education program and contributed to a 99% success rate for compliance with seasonal closures. The 2024 campaign will allow for the addition of paid staff at trailheads, volunteer training, wildlife education events, and additional trail cameras. The Wildlife Committee approved a contribution of \$15,400 for this expenditure.

Kate Sheldon, Eagle Ranch Resident presented a potential funding partnership with Eagle County for the purpose of funding an additional enforcement agent “dedicated” to Eagle Ranch. Nathan Lehnert, Eagle County Animal Services answered questions regarding funding this partnership at \$80,000 per year with a three-year commitment. Nathan provided the committee with information related to leash-laws on common areas within Eagle and Eagle Ranch, specifically the Golf Course. The Wildfire Coordinator will reach out to the Town of Eagle to clarify the language of the IGA between the Town of Eagle and Eagle County.

Kate Sheldon also presented research on Dynamic Wildlife Warning Signs that could potentially be installed throughout Eagle Ranch. These signs activate when triggered by wildlife and would flash indicating that wildlife is in the area. These would be installed in “high migration” areas throughout Eagle Ranch. The Committee did not make a decision regarding these signs as Brian Wodrich, CPW, was not available for the meeting to provide input. The discussion regarding these signs will be added to a future agenda.



To: Executive Board
From: Shelley Bellm, Assistant Community Manager
Date: November 15, 2023
Re: Design Review Board Update

Background: The Design Review Board has held three regular meetings since the last update to the Executive Board. Below is a summary of each meeting:

1. August 24, 2023

- A. Pre-Design applications were reviewed for new construction or Major Modification of Existing Improvements – No Vote
 - 1164 East Haystacker – Krueger Architecture
 - 0100 Abrams Creek Road – Tab Associates
- B. Preliminary Review for new construction
 - 2220 East Haystacker – Turnipseed Architecture - Approved
- C. Final Review for new construction
 - 0726 Hernage Creek Road – RAL Architecture - Approved
 - 1043 East Haystacker Drive – LKSM Design - Approved

2. September 21, 2023

- A. Variance Request - Approved
 - 0089 Thresher Court – Fencing & Landscaping – Turnipseed Architecture - Approved
- B. Final Review for new construction
 - 2693 East Haystacker – Gabrielle Designs Architecture – Tabled
 - 2453 East Haystacker – KK Designs – Approved

3. October 19, 2023

- A. Final Review for new construction
 - 1138 Eash Haystacker – Krueger Architecture - Approved
 - 0171 West Foxglove Lane – Maggie Fitzgerald Architecture - Approved
- B. Final Review for Major Modification to Existing Improvements
 - 0100 Abrams Creek Road - Approved

Eagle Ranch Housing Corporation

Meeting Minutes

The meeting was held on August 8th at 9:00 am at 1143 Capitol Street, Colorado. The agenda for this meeting was called to discuss to following items below:

- Board of Directors term limits and re-appointments.
- Loan program for commercial to residential conversions in downtown Eagle Ranch
- Engaging a Real Estate agent to send updates of properties for sale that would qualify for purchase and then deed restriction by ERHC.
- Possible purchase of the lot to the east of El Segundo
- Why are current programs not being utilized? (Down payment assistance, etc.)
- Engagement with EPS to aid in revising programs for more utilization.
- Update on current investments/ accounts and any possible changes
- ERHC combining with the town of Eagle and how that might look.

ATTENDANCE: The following Directors were present:

Jim Adams - President
Grant Murphy - Director
Ellen Bodenheimier – Vice President
Scott Turnipseed – Vice President
Steve Lindstrom – Secretary
David Gaboury - Director

Also in Attendance was Jerri Niemeyer the administrator.

Call to Order. Jim Adams called the meeting to order, and a quorum was determined to be present.

According to the Bylaws of Eagle Ranch Housing Corporation there are six directors of the corporation. Three such directors shall be appointed by Eagle Ranch Association (ERA) and three shall be appointed by the Town of Eagle (TOE). The directors appointed by ERA are Jim Adams, David Gaboury, and Steve Lindstrom. To provide staggered terms for the directors, Jim Adams will serve a one-year term and the other ERA directors will serve a two-year term. The three TOE appointed Directors are, Grant Murphy, Ellen Bodenheimier, and Scott Turnipseed and will serve a two-year term, the terms are effective from May 8th, 2023.

The board members discussed purchasing the 2nd floor co-workspace above the Boneyard restaurant and converting this commercial property into residential units with deed restrictions.

The lot east of El Segundo is available for purchase and if ERHC were to purchase the lot it was determined that 3-4 deed restricted units could be built adding to ERHC's deed restricted inventory.

The board submitted an offer for 22 Gambel Street Townhome located in Eagle Ranch for \$750K, this offer was accepted, and the closing date is scheduled for August 31st, 2023. The board is discussing the different scenarios for deed restricting this unit.

The board discussed some possible reasons why people aren't utilizing the programs of the ERHC.

- Awareness of the programs – more communication is needed with the broker communities to educate the public of what the program offers for better utilization.

- Communication with the Valley Home Store to see what programs they have in place to educate the community on programs being offered.
- Programs not attractive – Discussed the idea of raising the appreciation cap which is currently the lessor of 3% or CPI-U for such year compounded plus any approved capital improvements. Possibilities also include no appreciation cap with a lower buy down and only restriction is resident occupied and employed in Eagle County.
- The board felt the Down Payment Assistance program in place today at \$10,000 max is not effectively helping buyers get in homes because of the elevated home prices in today's market.

Ellen is reaching out to EPS to discuss ways to better utilize our current programs and the most effective way to implement new strategies to further help with the Housing affordability.

We further discussed partnering with the Town of Eagle, developers, and others as a possible funding source for pursuit of projects that would create additional affordable housing opportunities for the community. This also provides additional leverage for obtaining grants that could potentially make the dollars go further.

The board determined with the additional units provided by Hockett Gulch, West Eagle, and other projects currently being built or entitled that there is a need for mid-market affordable housing with a current range from \$500K to \$1.0 million, and the board should start to focus on increasing the deed restriction inventory in this range.

All actions to this end taken are hereby approved and ratified.

Effective as of the _____.

Jim Adams

Ellen Bodenhemier

Grant Murphy

Scott Turnipseed

Steve Lindstrom

David Gaboury



EXECUTIVE BOARD

ROLES & RESPONSIBILITIES

2023

Executive Board – Roles and Responsibilities

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Executive Board – Roles & Responsibilities

Pursuant to section 4.11 of the Bylaws of Eagle Ranch Association, the Executive Board of the Association has the powers and duties necessary for the administration of the Association. To perform its duties effectively, the Executive Board adopts the following statement of Roles and Responsibilities to guide its functioning and performance. In the event of any conflict between this statement and the Bylaws or other governing documents (including the Declaration of Eagle Ranch), those documents will prevail over this statement.

1.1 Statement

The Executive Board anticipates four (4) regular board meetings and one membership meeting per calendar year. Members may participate either remotely or in person. Special meetings may be called as provided in the Bylaws. All Executive Board members are expected to attend and participate in all regular, and special board meetings, as well as membership meetings. Any board member who has more than one unexcused absence per year may, at the Board's direction, be asked to resign from the Board.

1.2 Meetings

Regular meetings are scheduled quarterly in February, May, August, and November. The annual membership meeting is scheduled in December.

1.2.1 Meeting Agenda

Draft agendas will be circulated to all Board members no later than seven (7) days prior to each regular board meeting. The President will be responsible for receiving comments from the Board members and working with staff to create the agenda for each meeting. The agenda will be approved (or modified, as appropriate) at the beginning of each meeting by a vote of the Board members. Items will be discussed based on the meeting agenda, provided that items may be taken out of order if deemed advisable by the President or chair of the meeting.

1.2.2 Meeting Materials

Materials relevant to the meeting will be distributed to the Board members no less than 72 hours in advance of the meeting. Board members are expected to review meeting materials in advance of Board meetings, so they are prepared to discuss items in an efficient manner.

1.2.3 Meeting Time

The meeting date and time of a properly noticed board meeting will not be changed less than three (3) days in advance of the board meeting and not without unanimous approval of all board members who anticipate attending the meeting; provided, however, board members may waive notice of any board meeting in writing or by attendance at the meeting. Notices of board meetings will comply with relevant Colorado law.

Executive Board – Roles & Responsibilities

1.2.4 Quorum

The Executive Board will establish that a quorum of members is present for each meeting. A quorum refers to the numbers of members present, not the number voting on a particular question. To establish the quorum a minimum of four (4) members must be present when the meeting is called to order.

1.3 Elections

The Executive Board will elect a President and Treasurer, annually from among the members of the Board by a majority vote of such members.

1.4 Quorum

1.5 Voting

The requirements for approval of an action shall be by a majority vote. Majority vote means more than half of the votes cast by persons entitled to vote, excluding abstentions, at a regular properly called meeting.

Board members shall recuse themselves from participation in discussions and voting on applications where a potential or perceived conflict of interest exists.

1.6 Role

In addition to the duties and responsibilities set forth in the Association's Bylaws, all Executive Board members are required to be generally familiar with:

- The Declaration of Eagle Ranch
- The Bylaws of Eagle Ranch Association, as may be amended from time to time
- All duly enacted Rules, Regulations and Policies
- The Association's budget and replacement reserve accounts and projections

The Board is responsible for conveying information about the performance of its management personnel either to the manager directly or to the management company. To perform this function, the Board will meet in executive session, at least once per year, to discuss the manager's performance. The President will be responsible for conveying performance information and feedback to the manager directly or to the manager's supervisor, as appropriate, for consideration relative to performance evaluations conducted by the management company.

Board members will endeavor to attend community events so they can be available to the members of the community for discussion and feedback regarding community concerns.

Executive Board – Roles & Responsibilities

Each Board member is responsible for having a general understanding of the work of the committees for which the Board is responsible for appointments. To that end, each Board member is expected to attend at least one meeting of the Wildlife Committee and one meeting of the Design Review Board every two years. Nothing herein will prevent a member of the Executive Board from also serving as a member of the Wildlife Committee or the Design Review Board.

A functioning Board requires new members on a yearly basis. To that end, Board members should encourage others whom they believe are conscientious and have the needed skills to participate in the Association and serve either on the Board or a Committee.



To: Executive Board

From: Shelley Bellm, Assistant Community Manager

Date: November 15, 2023

Re: Policy Change – Class B Parking Regulations

Background: A request for policy change was requested to further define Class B Vehicle Parking in Eagle Ranch. The policy language directly related to this was posted on the Eagle Ranch website for the dates September 26, 2023, thru October 26, 2023. We received a total of 199 responses. 115 Eagle Ranch homeowners agree with the policy change, while 84 Eagle Ranch homeowners do not agree with the policy change.

Response Comments are attached for your review.

Action Requested: Staff requests the Executive Board review and discuss the outcome of the survey and provide direction to staff on this policy.

VEHICLE PARKING AND STORAGE -- RESIDENTIAL UNITS

Section 8.8.2 of the Declaration states, "Mobile homes, travel trailers, trucks (except pickup trucks) snowmobiles, golf carts, boats, boat trailers, tractors, detached campers, camper shells, snow removal equipment and garden or maintenance equipment shall be kept in an enclosed structure at all times, except when in actual use." This limitation is interpreted and applied as follows:

- Pickup trucks with shells that do not extend higher than the cab of the truck may be parked outside. Pickup trucks with camper shells must be kept in an enclosed structure.
- One Class B camper van may be parked outside, provided that such van does not exceed 132 inches in height, 290 inches in length, and 85 inches in width (mirrors excluded from the calculation) AND provided that the van is not used for sleeping/residential use. A Class B camper van does not include a van with a bed over the cab.
Class B+ campers are those campers with a cab / chassis manufactured and aftermarket camping apparatus added. Although the GVW (gross vehicle weight) may place the unit within the weight range of a true Class B camper van, this type of van **is not** a true Class B unit. Class B camper van is a van that **only** has side modifications of thirty percent and top modifications of carriers, air conditioners, vents, and antenna. The roof modification cannot create **additional interior height**.
- All other motor homes/campers designed for residential use must be kept in an enclosed structure. These vehicles shall be considered in "actual use" for a period of up to two days before and after their use for travel in order to allow the owner to equip the vehicle for a trip.
- One commercial vehicle may be parked on a Residential Unit provided that
 - The vehicle is used regularly by the occupant of the Residential Unit to conduct his/her/their business activity
 - The vehicle is used off-site a minimum of 40 hours per week
 - The dimensions of the vehicle do not exceed 120 inches in height, 290 inches in length, and 85 inches in width (mirrors excluded from the calculation)

Any vehicle used in conducting business and/or with signage on the side or back shall be considered a commercial vehicle.

No more than three vehicles may be parked in a driveway on a regular basis. Construction site vehicles must be approved by the DRB.

Class B Parking Policy Responses

Do you support the adoption of this policy?	Provide any Comments
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
No	If someone camper with 4 wheels can be stored, why cant mine with 2 wheels be stored? this is camper discrimination.
No	I do not see a reason for this removal of rights.
Yes	These are usually too tall to fit in a garage, and may be a daily driver or work vehicle.
Yes	
No	It would be nice to see the current rules for comparison.
Yes	
Yes	
No	As a new build home owner, I don't see a problem.
Yes	Newer model camper vans are very popular as a regular vehicle and double as a recreational vehicle.
No	
Yes	
No	
Yes	Frontgate HOA has passed a ruling that pickups with signage cannot be parked in HOA parking. Does this Eagle Ranch new proposal overrule local HOA rules???
Yes	If so, my vote is NO.
No	As written, I have concerns about the use of street parking in Eagle Ranch Village homes. I understand residents who want to park a vehicle on their property in other parts of Eagle Ranch, but we have street parking issues in Village Homes for the volume of vehicles trying to park. There needs to be more information on the terms 'parked outside' and 'residential unit'. Eagle Ranch Village homes already has a significant problem with street parking and allowing additional commercial vehicles and camper vans to be parked on the street is going to further the problem. Those vehicles need to be parked on personal driveways or property parking pads (which are allowed with DRB approval), not taking up street parking for residents and guests. The parking of these vehicles on premise isn't the issue, the lack of space on the streets is a major concern of the village homes owners. -Aspen Kron, HOA village homes board (and happy to chat about concerns, if needed)
Yes	
Yes	
No	The regulations are fine as stated. Homeowners purchased homes in reliance on such regulations.
Yes	
Yes	
Yes	

Class B Parking Policy Responses

Do you support the adoption of this policy?	Provide any Comments
Yes	A person on our street has an old beat up truck with a snow plow parked in the driveway for the last 7 years. It is never used not even to plow the snow. Hopefully, the proposal will address this issue as well.
Yes	
No	All OK except for second bullet item
Yes	
Yes	I do support this but only if there is going to be an actual enforcement mechanism to prevent someone from living in the van at the property.
No	<p>It would be helpful to understand what change is being proposed from current rules.</p> <p>A lot of people have trucks or SUV's with company logos. Those should not apply to this rule. A lot of people work remote a few days a week and may have a company truck in the driveway - how would the 40 hours be monitored and enforced? Seems like it would be costly to constantly monitor and our dues could go to a lot better things. A lot of residents have campers - so maybe limit the outdoor storage to only the summer months (for a max amount of days at a time) and otherwise have to be enclosed or stored off site from Oct 1 - May 1. We live here for a reason and I've always thought the camper rule (48 hours) to be way too strict and burdonsome to property owners in ER.</p>
Yes	
Yes	I do not think people should be able to store all they're trailers and bikes and 4 wheelers and campers and any other toys in theyre driveway
Yes	
Yes	On a side note...When will ER Assn address having the ER Assn remove snow from all sidewalks. This current policy making owners take responsibility just has never worked and is unsafe. Owners are not always home. waiting for the snow to fall. Circumstances arise beyond an owner's control that deems them unable to meet this responsibility.
No	We live in a community that enjoys an outside lifestyle. These rules make this difficult at best.
No	<p>The first bullet point regarding pickup trucks with toppers should not be required to be inside. These are essentially the same as a camper van as described in bullet point #2. Both of these vehicle should fall under the same rules as the camper van.</p> <p>I also feel 2 days before use and 2 days after is too short. This time frame should be extended to 4-5 days before and after.</p>
Yes	
No	
No	Iâ€™d like to park whatever I want in my driveway. I think your dimension and intended use is ambiguous. Iâ€™d be happy to build another garage and park everything inside.
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	Trailers up to 5 days

Class B Parking Policy Responses

Do you support the adoption of this policy?	Provide any Comments
Yes	
Yes	
No	I am not in favor of allowing campers to be parked on streets. People park in designated no parking spaces and park campers on the streets sometimes making it difficult to navigate the streets.
No	In general, yes...but it seems a little unnecessarily restrictive, especially for the owners/drivers of branded or lightly branded vehicles. We're a community of remote workers and tradespeople. Instituting a borderline punitive policy where this group is concerned does little to enhance or improve the relationship between homeowners and management. It also checks at least a few of the stereotypically unflattering HOA boxes. My question would be, "Who's driving this, and perhaps more importantly, WHY?" Do we need yet another rule?
Yes	
Yes	
No	
Yes	
No	Your not going to please everyone, there is no real solution.
Yes	
Yes	
Yes	
No	
Yes	Home owners should be able to have seasonal toys. I.e. Rafts in summer and snowmobiles in winter.
Yes	
No	
Yes	
No	need to get rid of work vehicles and camper vans in parking spots in the Village Homes. Makes a mess in the winter with plowing. Plus need to monitor rentals. There are too many cars parked on the streets and plows cannot get through and even cars in the summer. The road becomes 1 lane road.
No	Need a better plan.
Yes	
No	I think it cheapens the home appeal
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
No	this would further incentivize home owners to buy camper vans and store them as an alternative to trailers etc. This would further crowd the already crowded streets for parking.

Class B Parking Policy Responses

Do you support the adoption of this policy?	Provide any Comments
No	<p>One of our family's primary vehicles is a full-size pickup truck equipped with a rooftop tent. According to the proposed definitions, such a vehicle would not be compliant because the tent sits above the truck's cab by a few inches. This leads to another concern: the depth of our garage makes parking a full-size vehicle indoors very challenging, especially if we have another car in the garage. If we had to park the truck in the garage, we would likely have a need to park our other two vehicles on the street, which leads to a whole other problem in the neighborhood. For those with a long bed, indoor parking isn't even feasible. We're not alone in this; many residents living in Village Homes face similar challenges, so you'll often see full-size SUVs and trucks parked on the street. So, as this rule is currently written, it could unintentionally create more negative consequences than solutions.</p> <p>Definition of "Commercial Vehicles": The current language, especially the part that identifies any vehicle with signage as a "commercial vehicle," feels overly restrictive. For instance, a neighbor has an Instagram handle displayed on their vehicle to promote their business; it may not intuitively be considered a commercial vehicle, but by your definition, it would be.</p> <p>Enforcement Sensitivity: While I understand the importance of adhering to community guidelines, there is increasing concern among residents that these rules are being enforced in a hostile manner by the Eagle Ranch HOA. We acknowledged these rules when purchasing our homes in Eagle Ranch, but the current enforcement approach creates friction within the community and against the HOA. Several homeowners are contemplating selling their properties due to this escalated enforcement and I feel strongly that the BOD needs to address these concerns.</p> <p>Given the above, I would kindly suggest that the HOA board take a closer look at the language of these rules, ensuring they are both clear and considerate of varied circumstances. Creating a more inclusive dialogue with residents may help avoid unnecessary stress or property turnover.</p>
Yes	
Yes	
Yes	
No	
Yes	<p>I think they need to add a provision for travel trailers where as the driveway runs to the back of the home for side loaded garages, trailers with low or no sides should be allowed to be parked in the driveway. No trailers on the driveway in front of the garage facing the street.</p>
No	
No	<p>How the hell do you expect those in Village Homes to "park on their driveway" when they do not have one? Let's think this through please!</p>
Yes	
Yes	
No	

Class B Parking Policy Responses

Do you support the adoption of this policy?	Provide any Comments
No	If they can afford a 250k van they can afford to pay for storage. Otherwise allow all homeowners one "toy" that can be stored outside at any time. Why is that van different from a camping or raft or snowmobile trailer?
No	I might be Ok with it if also included exemption for 24 foot Mercedes class C Motorhome. these sprinter vans have been breaking the rules for years and i want to park mine as well
Yes	
No	
Yes	A pickup truck with a slide in camper in the truck bed should be allowed to park on the street as it does not take up any additional parking space.
No	I think that a snowblower should be allowed outside the garage for one day after a snow storm. If you are requiring it to be in a garage, then at least let the owner keep it outside to dry off.
Yes	
No	Many residents have pick up trucks with matching bed toppers that exceed limits but they are no ore offensive than a sprinter van. In fact, we chose a large topper versus a sprinter van solely to avoid breaking HOA rules. And now we are told we can't park them in our driveway in the new rule passes? Seems discriminatory.
No	I don't think there's anything wrong with trucks with camper toppers sitting in people's driveways. People in Eagle Ranch like to work hard and camp on their days off. I don't think that the value of my house is being lessened because my neighbor uses their vehicle for commuting, work and recreation. If anything, it adds to the charm of the neighborhood, by showing the types of people that live here.
Yes	
Yes	There is a need for more detail in these rules. 1. What constitutes a commercial vehicle? We don't want box trucks in driveways. 2. I don't think we want commercial vehicles and sprinter vans in driveways. If you have one, you should not have the other because then it looks like an industrial parking lot. 3. What happens if the Sprinter Van has the name of the company on the side? Does it still have to be used 40+ hours per week? 4. There is a need to remind homeowners that no more than 3 vehicles can be parked in a driveway. Enforcement on this issue has been quite lax.
Yes	Camper vans are fine. I think the enforcement of campers, trailers, RVs has NOT been happening - especially on Founders in 2023. Fine when camper vans but please enforce the rest of the rules too!
Yes	
Yes	
No	
Yes	I would consider 3 days to set up and clean out pre and post trip.
No	Go look at Willow Stone. This is a slippery slope.
No	We bought a class B van specifically so we could keep it in our driveway.
Yes	

Class B Parking Policy Responses

Do you support the adoption of this policy?	Provide any Comments
No	I am concerned about this large size of vehicle in tight parking of condominium & townhome complexes. I feel like there should be an addition to the wording, allowing these types of HOA's to adopt rules that would limit the vehicle size further. Additionally I think pick up trucks with campers with the same height & length should be allowed.
No	
No	I am uncertain of what these changes mean. Eagle Ranch has way too many vans and campers parking on the streets for extended periods of time.
No	We feel current policy to store campers in an enclosed garage, etc. is appropriate.
No	I don't want to see any campers, motor homes, boats, trailers, etc. parked in plain sight on streets with garages. These vehicles and trailers belong in a commercial environment. They are unsightly and prevent property values from increasing at a rate similar to other residential areas in the rest of the Vail Valley.
No	
No	I don't want to see any campers, motor homes, boats, trailers, etc. parked in plain sight on streets with garages. These vehicles and trailers belong in a commercial environment. They are unsightly and prevent property values from increasing at a rate similar to other residential areas in the rest of the Vail Valley.
Yes	I personally feel that one seasonally appropriate recreational vehicle (atv, snowmobile, raft) should be allowed if kept tidy.
No	Ally parking should be addressed before a camper van. As there is not adequate parking.
No	This is going to far. This is overreaching of the use of our property. Policing this will be insane and not affordable. I think we need to support our lifestyles and protect our investment of living in eagle ranch.
No	I'm generally ok with the intent of the proposed policy but given the outdoor nature of those living in our community, why not allow campers and even boats to be parked in the paved driveway for the months of June-August and then use this policy the rest of the year? More annoying to me are homes with upwards of 4-6 cars parked in a driveway while the garage is inaccessible. I'd like to see a policy developed to address this issue while you are at it. I'm not worried about when a party is occurring or when guests are in Town. Are you proposing to fine violators or tow vehicles from private property? Thank you for the opportunity to comment.
Yes	
Yes	
No	
No	
No	it reads like you cannot keep your truck with in bed camper on your own property. We have one that is used for our daily driver
No	Doesn't seem necessary
No	Would prefer to see a time limit for class B camper van "residential use", limiting to a couple of nights rather than completely limiting "residential use".

Class B Parking Policy Responses

Do you support the adoption of this policy?	Provide any Comments
No	<p>I am in favor of allowing class B campers be allowed to be parked on the streets in eagle ranch however I have a couple of observations/recommendations that should be considered. Restricting truck caps to cab height is a mistake. Truck caps are also available in mid rise + 4' and high rise plus 8'. These are common as the extra height allows for storage of taller items like mountain bikes. Commercial vehicle parking should be amended to state that they can be parked on the street outside residential units.</p> <p>Most of the Village Homes properties have alley garages and minimal aprons that cannot be parked on. Additionally, adding parking pads is not an option for all homeowners as many, like ours, have utilities and transformers that do not allow for adding a parking pad.</p>
Yes	
Yes	<p>I support but think it could be tighter than this. Eg, they should not be permitted, overnight, on public streets" must be on private property. And "intended for residential use" should be scratched. It should be the rule regardless of use.</p>
Yes	
No	<p>It would nonsensical to adopt this new interpretation of the language when the original language specifically excludes pickup trucks. It makes zero sense to then create an interpretation that imposes a rule on pickup trucks with camper shells while the rule still says that pickup trucks are excluded from the rule. I see what it's trying to be accomplished here, but it must be done through a different approach to the language or it will be easily challenged in court if anyone disputes it.</p>
Yes	<p>Eagle ranch hoa is already very restrictive in many areas and there are many things that should change. This change seems to loosen the restrictions on what can be parked outside or at least is little more specific.</p>
No	
No	
Yes	
No	<p>we already have so many parking issues with all the renters stealing our parking spaces in front of our homes we pay taxes on - so NO 24' camper vans should be allowed to take the spaces of 2 more cars that need the parking!!!!</p>
Yes	<p>People in ER have a right to own a van and since they can't fit in a garage, this is a fair rule change.</p>
Yes	<p>Support with the added condition that you get one Class B OR one Commercial vehicle not both.</p>
Yes	<p>Should also clarify and reduce the window for larger trailers to be stored outside before/after a trip. Too many loopholes. If a family used it every weekend, it could theoretically be onsite all the time. Make that 24 hours on each side, and not more than 48 hours total per week.</p>
Yes	
No	<p>If you start to allow one type of recreational vehicle, it's only a matter of time before trailers, campers, boats etc. are permitted and the neighborhood looks like a storage site. Not in favor at all</p>

Class B Parking Policy Responses

Do you support the adoption of this policy?	Provide any Comments
Yes	Appreciate the rules which make our neighborhood so lovely. But camper vans really aren't any different than any other regular vehicle.
Yes	
No	
No	We don't need even more rules for the Karen's of Eagle Ranch to monitor other home owners. Let's worry about getting the grass cut in a timely manner and how we can better spend our HOA dues...
No	120 inch height is too small.
No	Should allow camper vans on private driveway
Yes	
No	I think it should be OK to park a camper van on my driveway and have somebody sleep in it for a week or two. Maybe I have family come for a holiday but I don't have room for everybody - or some people would rather sleep in their camper van.
No	
No	
Yes	
No	It's too restrictive. We should be able to have somebody be able to sleep in a camper van in our driveway for a couple weeks if we want to.
No	needs to explain how this is any better than what was before
Yes	
Yes	
No	I do not take issue with allowing Sprinter vans. I take issue with the height requirements for truck toppers. I think any standard topper should be allowed. E.g. anything made by Leer, ARV, Century etc. I have a Leer 122 on my truck it is color matched, essentially looks like a standard truck. While I can park it in my garage, I don't want to over the long run. In the near future I plan to buy a new car, likely a plug-in hybrid. That car (along with my wife's) will need to be in the garage. The truck needs to be outside. Frankly if you are going to allow vans then my truck should not be treated differently. If it passes like this then I need to ask for an exception.
Yes	
No	Extend the time for campers to be on property for one week. We are all busy raising families, working, etc. Be gracious with us using our personal property in ways that fits our lives while still maintaining the standard that these campers, trailers, etc cannot live outside of our homes, but on our property, permanently. Thanks.
No	
Yes	
No	I am fine with no large vans - but not with what looks like the addition of the no more than one car with a company logo - that is ridiculous.
Yes	
Yes	Many people have had these Class B Camper Vans parked in their driveways for years. I am OK with this but do not want that extended to any other kinds of trailers, campers, etc
Yes	
Yes	

Class B Parking Policy Responses

Do you support the adoption of this policy?	Provide any Comments
No Yes	I don't mind the work truck, but allowing for bigger vans will cause a problem- my neighbors already use their driveway as a storage area-giving them more freedom will cause even more unsightly crap!
No Yes	The camper shell on my pick up truck is about 6-9 inches taller than the cab of my truck and it is by no means any sort of camper/residence/commercial vehicle. It is just a little GMC Sonoma.
No Yes Yes	Just visited brother in Novato CA. Their rules are what the HOA is proposing. It looks like horrible and is a negative impact on property values.
Yes	I am not completely sure I understand what the CHANGE is- can you please re-send this survey and identify this? I am all for concealing too many vehicles/toys in people's yard to avoid looking like redneck-ville. I do not see OHVs, ATVs and other of this type recreational vehicle specifically listed, and with 2nd gulch being considered open for 72" wide vehicles this could be a big problem.
No Yes	Stop restricting peoples vans, trailers, snowmobiles etc. ITS WHY WE LIVE HERE. Offsite storage is expensive and a waste of time. Let people park their vans in their driveway if they want.
No	We ride bike in ER 5 to 6 days a week and see camper vans parked in the same spot for days if not weeks. Most camper vans are not daily drivers but used as campers. With the increase in property values our homes are becoming a larger percentage of our total assets, therefore we should be protecting our property values vs lowering the standards.
No Yes	This feels like an amendment/resolution that will only benefit a slim portion of residents. This would simply crowd our streets with more parked cars. A house that housed two cars will now house three. This doesn't include the cars associated with ADUs. We should be trying to limit the on street parking as opposed to adding to it.
Yes Yes Yes	I believe this will keep our streets more open and our neighborhoods more orderly.
No	Homeowners should be encouraged to find ways to make even their class B vans concealed. I would prefer taller garage doors to allow a class B van to be parked in a garage. I understand parts of Eagle Ranch this would be unreasonable. Maybe it makes sense for some parts of the community and not others?
Yes Yes	Most vans are used as a second vehicle. Including bumpers many of these are closer to 300" long. Thank you.
Yes Yes	ER should also allow 1 Camper in good shape to be parked in the owner's driveway. This is the way.

Class B Parking Policy Responses

Do you support the adoption of this policy?	Provide any Comments
Yes	Long overdue. Hopefully will be enforced! How will Eagle Ranch deal with abandoned vehicles? This is a serious problem that need to be addressed. How long can a vehicle be unmoved to be considered abandoned? What is the protocol for removing abandoned vehicles?
Yes	I think this is a good change, but I also think we should allow pick up trucks with camper shells on them to be parked out front. Some people use those as their primary vehicle as well as their weekend camper and I see no reason to allow a more expensive camper van but not allow a truck with a camper that will have a smaller foot print. This feels like one of those changes that is made because a number of people have camper vans so they want the rules changed, but they want to be specific that the rule is only changed for them. My stance is that I support allowing camper trucks and class B campers or don't make a change and allow the current rules to stand.
Yes	
No	
No	This policy has a good intention but is a little too restrictive for the lifestyles of eagle ranch residents.
Yes	
Yes	I still think we should have an option to park campers in driveways from Memorial Day to Labor Day.
Yes	
Yes	
No	<ul style="list-style-type: none"> - A class B at 24 feet is still a camper! A camper is a Camper!! So, then why shouldn't a 16-foot travel trailer be allowed?? - So this rule shows that if you have a \$125K plus motorized camper van you are allowed, but a \$25K travel trailer. Sounds Unfair. - I prefer to see NO campers and that includes an oversized, expensive camper vans!! - This has already become the norm for many homeowners to park RVs, boats and large vans beyond the actual use time. - Actual Use will need to be better defined. -Appears this rule is being changed to accommodate residents who are already disobeying the existing rule...ridiculous.
No	It would be so much easier to compare the before and after with a red-line version highlighting the changes. Dave Becker
Yes	We own a Roadtrek van. These guidelines address the spirit of the original regulation with the specificity of high, width, and length guidelines that were missing from the original. Good job. We support the adoption of this new policy.

Class B Parking Policy Responses

Do you support the adoption of this policy?	Provide any Comments
Yes	<p>I support adoption of the camper van guidelines but I do think that something needs to be changed with the wording of the following bullet point:</p> <p>“Pickup trucks with shells that do not extend higher than the cab of the truck may be parked outside. Pickup trucks with camper shells must be kept in an enclosed structure.</p> <p>There are plenty of shells that extend above the cab of a truck and some are designed these days for both work and play. Maybe there should be a height limit attached to this statement. Maybe that the “camper shell” is no more than 18” above the cab or something like that. Thank you.</p>
Yes	<p>I support, with a BUT. Where I live there are currently two homes that have camper vans. I don't mind them parking them in their driveway; but we also have common parking in the cul de sac. I do NOT want them to be able to park them there. Parking spaces are too small for them and take up more than one space.</p>
No	<p>There are a number of issues here.</p> <ol style="list-style-type: none"> 1. This is NOT an equitable rule across all homeowners. It favors some and not all. 2. This rule is discriminatory. It can be viewed as Social Injustice. 3. I can see a vehicle being allowed if it was "solely" a work vehicle. It would need to be tightly controlled. 4. If you can't enforce the current rules, why should we think you can enforce more complicated changes in the rules. 5. These new rules will cause tension between neighbors.
No	
Totals:	
Yes	115
No	84