



Eagle Ranch Association Regular
Meeting of the Executive Board

Wednesday, August 21, 2024
3:00 p.m. MDT

Eagle Ranch Office or
Zoom Conference

[Click here to register meeting](#)

Agenda

- 1) Call to order, verify quorum.
- 2) Approval of Agenda
- 3) Approval of board minutes 5 min.
 - a) May 15, 2024
- 4) Meeting specific topics / New Business
 - a) Sylvan Lake Road Improvements Presentation – Town of Eagle
 - b) 2nd Quarter Financials
 - c) Open Space Ranger Discussion
 - d) Design Guidelines - Seasonal Structures
 - e) Commercial District Assessment Contribution Discussion
 - f) Commercial District Caisson
- 5) Other Business 5 min.
 - a) Committee Reports
 - Wildlife
 - Design Review Board
 - Eagle Ranch Housing Corporation
 - b) 2025 Budget Work Session
 - Dates to Consider: 10/9, 10/10, 10/15, 10/16, 10/23, 10/29
- 6) Adjournment
- 7) Future Meetings
 - a) Next Regular Meeting – 11/20
 - b) Annual Meeting – 12/11

Eagle Ranch Association

Balance Sheet as of 6/30/2024

Assets	Operating Fund	Wildlife Fund	Reserve	Capital Improvement	Total
Operating Fund Cash					
1000 - Alliance Operating Checking 4835	\$90,034.38				\$90,034.38
1001 - Alliance Operating ICS 1163	\$630,328.34				\$630,328.34
1040 - Petty Cash	\$550.00				\$550.00
Total Operating Fund Cash	\$720,912.72				\$720,912.72
Reserve Fund Cash					
1100 - Alliance Reserve Checking 6346			\$22,469.70		\$22,469.70
1101 - Alliance Reserve ICS 7450			\$459,263.56		\$459,263.56
1107 - Edward Jones Reserve CD 4714			\$2,124,377.58		\$2,124,377.58
Total Reserve Fund Cash			\$2,606,110.84		\$2,606,110.84
Wildlife Fund Cash					
1108 - Edward Jones Wildlife Fund 0318		\$867,853.18			\$867,853.18
Total Wildlife Fund Cash		\$867,853.18			\$867,853.18
Capital Improvement Fund Cash					
1106 - Edward Jones Capital Improvement Fund 0417				\$840,758.54	\$840,758.54
Total Capital Improvement Fund Cash				\$840,758.54	\$840,758.54
Receivables					
1200 - Accounts Receivable	\$64,993.72				\$64,993.72
1205 - Allowance for Bad Debt	(\$19,476.54)				(\$19,476.54)
1225 - Due To/From Operating/Reserve/Cap/WF	\$12,599.14	\$69,042.63		\$452,373.62	\$534,015.39

Eagle Ranch Association

Balance Sheet as of 6/30/2024

1400 - Prepaid Insurance	\$6,296.30				\$6,296.30
Total Receivables	\$64,412.62	\$69,042.63		\$452,373.62	\$585,828.87
Fixed Assets					
1570 - Capital Assets	\$412,154.09				\$412,154.09
1600 - Capital Assets: Accumulated Depreciation	(\$78,683.54)				(\$78,683.54)
Total Fixed Assets	\$333,470.55				\$333,470.55
Total Assets	\$1,118,795.89	\$936,895.81	\$2,606,110.84	\$1,293,132.16	\$5,954,934.70

Eagle Ranch Association

Balance Sheet as of 6/30/2024

Liabilities / Equity	Operating Fund	Wildlife Fund	Reserve	Capital Improvement	Total
Liabilities					
2000 - Accounts Payable	\$21,405.14		\$122,773.86	(\$60,558.05)	\$83,620.95
2010 - Accrued Accounts Payable	\$61,314.59				\$61,314.59
2200 - Payroll Payable	\$7,851.64				\$7,851.64
2225 - Due To/From Operating/Reserve/Cap/WF			\$534,015.39		\$534,015.39
2300 - Deferred Assessments	\$266,700.04				\$266,700.04
2315 - Prepaid Assessments	\$10,532.85				\$10,532.85
2330 - Security Deposits	\$500.00				\$500.00
2410 - Construction Deposits	\$375,600.00				\$375,600.00
Total Liabilities	\$743,904.26		\$656,789.25	(\$60,558.05)	\$1,340,135.46
Fund Balances					
3090 - Wildlife Fund Balance		\$836,515.91			\$836,515.91
3095 - Capital Improvement Fund				\$1,357,468.92	\$1,357,468.92
3100 - Working Capital	\$176,125.00				\$176,125.00
3500 - Replacement Fund Balance			\$2,049,509.83		\$2,049,509.83
3800 - YTD Net Income	\$198,766.63	\$100,379.90	(\$100,188.24)	(\$3,778.71)	\$195,179.58
Total Fund Balances	\$374,891.63	\$936,895.81	\$1,949,321.59	\$1,353,690.21	\$4,614,799.24
Total Liabilities / Equity	\$1,118,795.89	\$936,895.81	\$2,606,110.84	\$1,293,132.16	\$5,954,934.70

Eagle Ranch Association

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Fund Income							
Operating Revenues							
4010 - Operating Dues Assessm Residential	37,710.83	37,415.83	295.00	224,789.98	224,494.98	295.00	448,990.00
4020 - Operating Interest Income	1,719.64	456.67	1,262.97	8,911.76	2,740.02	6,171.74	5,480.00
4029 - Rental Income	2,513.00	2,475.00	38.00	15,408.58	14,850.00	558.58	29,700.00
4050 - Late Payment Fee Revenue	161.16	208.33	(47.17)	828.89	1,249.98	(421.09)	2,500.00
4060 - Transfer Fees	48,582.00	38,644.17	9,937.83	295,835.20	231,865.02	63,970.18	463,730.00
4065 - DRB Fees	35,110.00	11,304.33	23,805.67	107,530.00	67,825.98	39,704.02	135,652.00
Total Operating Revenues	125,796.63	90,504.33	35,292.30	653,304.41	543,025.98	110,278.43	1,086,052.00
Total Operating Fund Income	125,796.63	90,504.33	35,292.30	653,304.41	543,025.98	110,278.43	1,086,052.00
Operating Fund Expense							
Administrative Expenses							
6010 - Accounting Fee	3,328.28	3,328.28	-	19,969.68	19,969.68	-	39,939.42
6020 - Audit & Tax	675.00	675.00	-	4,050.00	4,050.00	-	8,100.00
6030 - Management Fee	5,000.00	5,000.00	-	30,000.00	30,000.00	-	60,000.00
6040 - Office Supplies	176.00	333.33	157.33	2,188.58	1,999.98	(188.60)	4,000.00
6050 - Systems Support/Hosting	308.96	333.33	24.37	2,012.75	1,999.98	(12.77)	4,000.00
6110 - Board Expenses	284.35	133.33	(151.02)	1,218.96	799.98	(418.98)	1,600.00
6130 - Legal Fees	125.10	833.33	708.23	4,264.87	4,999.98	735.11	10,000.00
Total Administrative Expenses	9,897.69	10,636.60	738.91	63,704.84	63,819.60	114.76	127,639.42
Operating Expenses							
6021 - Bad Debt Expense	166.67	166.67	-	1,000.02	1,000.02	-	2,000.00
6025 - Computer Maintenance	200.00	395.83	195.83	1,217.49	2,374.98	1,157.49	4,749.92
6120 - Decorations	-	666.67	666.67	3,155.01	4,000.02	845.01	8,000.00
6145 - Owner Social Event	5,092.69	2,083.33	(3,009.36)	10,537.57	12,499.98	1,962.41	25,000.00
6160 - Property Tax, Dues	-	1,833.33	1,833.33	9,581.00	10,999.98	1,418.98	22,000.00
6300 - Salaries & Wages	24,488.33	25,774.08	1,285.75	142,550.87	154,644.48	12,093.61	309,288.96
6310 - Taxes & Benefits	5,620.15	3,295.80	(2,324.35)	37,813.21	19,774.80	(18,038.41)	39,549.61
6340 - Employee Relations/Training	-	333.33	333.33	1,898.54	1,999.98	101.44	4,000.00
6420 - Electric/Office	-	151.20	151.20	706.31	907.20	200.89	1,814.40
6430 - Gas & Heating/Office	-	174.17	174.17	720.15	1,045.02	324.87	2,090.00
6440 - Telephone	350.47	416.67	66.20	2,099.37	2,500.02	400.65	5,000.00
6815 - Marketing	-	1,666.67	1,666.67	10,942.63	10,000.02	(942.61)	20,000.00
8040 - Capital Assets: Depreciation	-	-	-	14,987.42	-	(14,987.42)	-
Total Operating Expenses	35,918.31	36,957.75	1,039.44	237,209.59	221,746.50	(15,463.09)	443,492.89
Design Review/Covenant Expenses							
6036 - DRB Expense	72.00	833.33	761.33	5,903.02	4,999.98	(903.04)	10,000.00
Total Design Review/Covenant Expenses	72.00	833.33	761.33	5,903.02	4,999.98	(903.04)	10,000.00
Maintenance Expenses							

Eagle Ranch Association

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Fund Expense							
6466 - Landscape Water	7,418.14	7,750.00	331.86	25,575.76	46,500.00	20,924.24	93,000.00
6510 - Common Area Maintenance	2,381.97	4,676.33	2,294.36	52,743.52	28,057.98	(24,685.54)	56,116.00
6626 - Landscape-Blvd/Parks	11,486.00	8,333.33	(3,152.67)	17,838.50	49,999.98	32,161.48	100,000.00
6629 - Maintenance Alleys	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
6673 - Commercial District Infrastructure	-	3,750.00	3,750.00	-	22,500.00	22,500.00	45,000.00
6675 - Snow Removal	-	2,000.00	2,000.00	5,198.00	12,000.00	6,802.00	24,000.00
6686 - Trees	-	8,666.67	8,666.67	20,000.00	52,000.02	32,000.02	104,000.00
6687 - Biking/Hiking Trails	-	1,000.00	1,000.00	-	6,000.00	6,000.00	12,000.00
Total Maintenance Expenses	21,286.11	37,843.00	16,556.89	121,355.78	227,058.00	105,702.22	454,116.00
Vehicle Expenses							
6691 - Vehicle Maint/Registration	82.02	147.83	65.81	82.02	886.98	804.96	1,774.00
6692 - Fuel	52.50	83.33	30.83	184.65	499.98	315.33	1,000.00
6693 - Mileage	-	33.33	33.33	-	199.98	199.98	400.00
8012 - Vehicle Insurance	87.95	159.26	71.31	2,304.46	955.56	(1,348.90)	1,911.18
Total Vehicle Expenses	222.47	423.75	201.28	2,571.13	2,542.50	(28.63)	5,085.18
Fixed Expenses							
8000 - Income Tax	2,392.47	2,309.92	(82.55)	14,876.70	13,859.52	(1,017.18)	27,719.00
8010 - Insurance	1,486.12	1,500.00	13.88	8,916.72	9,000.00	83.28	18,000.00
Total Fixed Expenses	3,878.59	3,809.92	(68.67)	23,793.42	22,859.52	(933.90)	45,719.00
Total Operating Fund Expense	71,275.17	90,504.35	19,229.18	454,537.78	543,026.10	88,488.32	1,086,052.49
Net Operating Fund Income (Loss)	54,521.46	(.02)	54,521.48	198,766.63	(.12)	198,766.75	(.49)

Eagle Ranch Association

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Replacement Reserve Revenues							
4015 - Residential Reserve Assessments	7,030.83	6,975.83	55.00	41,909.98	41,854.98	55.00	83,710.00
4025 - Reserve Interest Revenue	9,391.87	8,833.33	558.54	62,214.68	52,999.98	9,214.70	106,000.00
4150 - Change in Value of Investment	1,416.04	-	1,416.04	(774.77)	-	(774.77)	-
4311 - Prior Year Surplus	(40,232.00)	-	(40,232.00)	(40,232.00)	-	(40,232.00)	-
Total Replacement Reserve Revenues	(22,393.26)	15,809.16	(38,202.42)	63,117.89	94,854.96	(31,737.07)	189,710.00
Total Reserve Income	(22,393.26)	15,809.16	(38,202.42)	63,117.89	94,854.96	(31,737.07)	189,710.00
Reserve Expense							
Replacement Reserve Expenses- Alleys							
7308 - Reserve-Alleys-Alleys (Parcel D , 3,400 lineal feet) - Asphalt Overlay	27,547.00	12,833.33	(14,713.67)	27,547.00	76,999.98	49,452.98	154,000.00
Total Replacement Reserve Expenses- Alleys	27,547.00	12,833.33	(14,713.67)	27,547.00	76,999.98	49,452.98	154,000.00
Replacement Reserve Expenses- Irrigation							
7402 - Reserve-Irrigation-Boulevard Irrigation Replacement (Village Homes West side)	-	-	-	2,396.48	-	(2,396.48)	-
Total Replacement Reserve Expenses- Irrigation	-	-	-	2,396.48	-	(2,396.48)	-
Replacement Reserve Expenses- Parks							
7510 - Reserve-Parks-Tree Replacement	-	1,250.00	1,250.00	-	7,500.00	7,500.00	15,000.00
Total Replacement Reserve Expenses- Parks	-	1,250.00	1,250.00	-	7,500.00	7,500.00	15,000.00
Replacement Reserve Expenses- Recreation Paths							
7601 - Reserve-Recreation Paths- Brush Creek Park-Capitol St – Sylvan Lake Rd (6700 lf)	-	4,466.67	4,466.67	-	26,800.02	26,800.02	53,600.00
7603 - Reserve-Recreation Paths- Brush Creek Park-Founders Ave – Brush Creek Rd (1700 lf)	8,840.00	1,133.33	(7,706.67)	13,600.00	6,799.98	(6,800.02)	13,600.00
7605 - Reserve-Recreation Paths- Driving Range, Palmer Loop-Sylvan Lake Rd – ER Rd (2700 lf)	14,040.00	1,800.00	(12,240.00)	21,600.00	10,800.00	(10,800.00)	21,600.00
7608 - Reserve-Recreation Paths- Fourth of July -ER Rd - Arroyo Dr (4800 lf)	20,857.00	-	(20,857.00)	20,857.00	-	(20,857.00)	-
7612 - Reserve-Recreation Paths- Hole 8 Golf Course-Seven Hermits Dr-W Haystacker Dr (650 lf)	-	433.33	433.33	-	2,599.98	2,599.98	5,200.00
7615 - Reserve-Recreation Paths- Open Space-Sylvan Lake Rd – Robbins Egg Ln (1000 lf)	24,860.00	-	(24,860.00)	24,860.00	-	(24,860.00)	-
7617 - Reserve-Recreation Paths- Path Resurfacing Major Overhaul	34,265.65	10,416.67	(23,848.98)	52,445.65	62,500.02	10,054.37	125,000.00
Total Replacement Reserve Expenses- Recreation Paths	102,862.65	18,250.00	(84,612.65)	133,362.65	109,500.00	(23,862.65)	219,000.00
Total Reserve Expense	130,409.65	32,333.33	(98,076.32)	163,306.13	193,999.98	30,693.85	388,000.00

Eagle Ranch Association

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Reserve Income (Loss)	(152,802.91)	(16,524.17)	(136,278.74)	(100,188.24)	(99,145.02)	(1,043.22)	(198,290.00)

Eagle Ranch Association

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Wildlife Fund Income							
Wildlife Fund Revenue							
4028 - Interest Income - Wildlife Fund	2,983.38	2,047.10	936.28	22,052.51	12,282.60	9,769.91	24,565.17
4061 - Transfer Fee-Wildlife Portion	16,194.00	12,881.67	3,312.33	98,611.73	77,290.02	21,321.71	154,580.00
Total Wildlife Fund Revenue	19,177.38	14,928.77	4,248.61	120,664.24	89,572.62	31,091.62	179,145.17
Replacement Reserve Revenues							
4150 - Change in Value of Investment	101.05	-	101.05	220.90	-	220.90	-
Total Replacement Reserve Revenues	101.05	-	101.05	220.90	-	220.90	-
Total Wildlife Fund Income	19,278.43	14,928.77	4,349.66	120,885.14	89,572.62	31,312.52	179,145.17
Wildlife Fund Expense							
Wildlife Fund Expenses							
6011 - Accounting Fee- Wildlife fund	52.80	52.80	-	316.80	316.80	-	633.54
6031 - Management Fee-Wildlife Fund	87.99	87.99	-	527.94	527.94	-	1,055.90
6032 - Coordinator Fee-Wildlife Fund	-	104.17	104.17	250.00	625.02	375.02	1,250.00
7030 - Wildlife Fund Projects	-	4,166.67	4,166.67	15,000.00	25,000.02	10,000.02	50,000.00
Total Wildlife Fund Expenses	140.79	4,411.63	4,270.84	16,094.74	26,469.78	10,375.04	52,939.44
Fixed Expenses							
8000 - Income Tax	596.67	409.42	(187.25)	4,410.50	2,456.52	(1,953.98)	4,913.03
Total Fixed Expenses	596.67	409.42	(187.25)	4,410.50	2,456.52	(1,953.98)	4,913.03
Total Wildlife Fund Expense	737.46	4,821.05	4,083.59	20,505.24	28,926.30	8,421.06	57,852.47
Net Wildlife Fund Income (Loss)	18,540.97	10,107.72	8,433.25	100,379.90	60,646.32	39,733.58	121,292.70

Eagle Ranch Association

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Improvement Income							
Capital Improvement Revenue							
4030 - Interest Income - Capital Improvement Fund	850.81	-	850.81	28,397.64	-	28,397.64	-
Total Capital Improvement Revenue	850.81	-	850.81	28,397.64	-	28,397.64	-
Replacement Reserve Revenues							
4150 - Change in Value of Investment	1,019.02	-	1,019.02	1,626.15	-	1,626.15	-
Total Replacement Reserve Revenues	1,019.02	-	1,019.02	1,626.15	-	1,626.15	-
Total Capital Improvement Income	1,869.83	-	1,869.83	30,023.79	-	30,023.79	-
Capital Improvement Expense							
Capital Improvement Expenses							
7040 - Capital Improvement Fund	5,750.00	-	(5,750.00)	33,802.50	-	(33,802.50)	-
Total Capital Improvement Expenses	5,750.00	-	(5,750.00)	33,802.50	-	(33,802.50)	-
Total Capital Improvement Expense	5,750.00	-	(5,750.00)	33,802.50	-	(33,802.50)	-
Net Capital Improvement Income (Loss)	(3,880.17)	-	(3,880.17)	(3,778.71)	-	(3,778.71)	-
Net Total	(83,620.65)	(6,416.47)	(77,204.18)	195,179.58	(38,498.82)	233,678.40	(76,997.79)

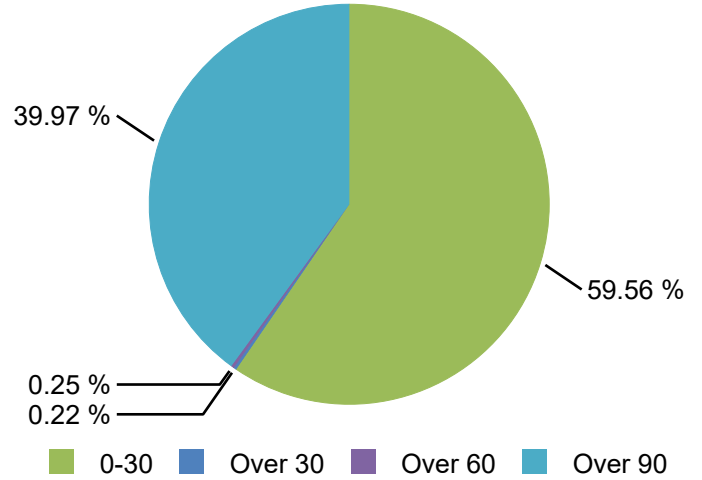
Eagle Ranch Association

AR Aging - 6/30/2024

SUMMARY

Charge	Balance
Annual HOA Operating Dues (59)	\$18,995.27
Annual HOA Reserves Dues (59)	\$3,630.00
Bank Return (1)	\$10.00
Beginning Balance (3)	\$1,657.09
DRB Fees (2)	\$8,300.00
Interest (59)	\$486.36
Mowing (7)	\$995.00
Other Receivables (1)	\$300.00
Transfer Fee (3)	\$30,620.00
Total	\$64,993.72

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
ER28524	\$18,400.00	-	-	-	\$18,400.00
Transfer Fee	\$18,400.00	-	-	-	\$18,400.00
ER28515	\$8,200.00	-	-	-	\$8,200.00
Transfer Fee	\$8,200.00	-	-	-	\$8,200.00
ER22380	\$7,950.00	-	-	-	\$7,950.00
DRB Fees	\$7,950.00	-	-	-	\$7,950.00
ER28525	\$4,020.00	-	-	-	\$4,020.00
Transfer Fee	\$4,020.00	-	-	-	\$4,020.00
ER11456	-	-	-	\$1,620.75	\$1,620.75
Annual HOA Operating Dues	-	-	-	\$590.00	\$590.00
Annual HOA Reserves Dues	-	-	-	\$110.00	\$110.00
Beginning Balance	-	-	-	\$920.75	\$920.75
ER11708	-	-	\$8.88	\$1,342.69	\$1,351.57
Annual HOA Operating Dues	-	-	-	\$590.00	\$590.00
Annual HOA Reserves Dues	-	-	-	\$110.00	\$110.00
Interest	-	-	\$8.88	-	\$8.88
Bank Return	-	-	-	\$10.00	\$10.00
Beginning Balance	-	-	-	\$332.69	\$332.69
Other Receivables	-	-	-	\$300.00	\$300.00
ER12021	\$7.36	\$7.36	\$7.36	\$1,123.73	\$1,145.81
Annual HOA Operating Dues	-	-	-	\$590.00	\$590.00
Annual HOA Reserves Dues	-	-	-	\$110.00	\$110.00
Interest	\$7.36	\$7.36	\$7.36	\$20.08	\$42.16
Beginning Balance	-	-	-	\$403.65	\$403.65

Eagle Ranch Association

AR Aging - 6/30/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
ER11670	\$4.67	\$4.67	\$4.67	\$709.32	\$723.33
Annual HOA Operating Dues	-	-	-	\$590.00	\$590.00
Annual HOA Reserves Dues	-	-	-	\$110.00	\$110.00
Interest	\$4.67	\$4.67	\$4.67	\$9.32	\$23.33
ER12637	\$4.67	\$4.67	\$4.67	\$700.00	\$714.01
Annual HOA Operating Dues	-	-	-	\$590.00	\$590.00
Annual HOA Reserves Dues	-	-	-	\$110.00	\$110.00
Interest	\$4.67	\$4.67	\$4.67	-	\$14.01
ER12147	-	\$4.67	\$4.67	\$700.00	\$709.34
Annual HOA Operating Dues	-	-	-	\$590.00	\$590.00
Annual HOA Reserves Dues	-	-	-	\$110.00	\$110.00
Interest	-	\$4.67	\$4.67	-	\$9.34
ER12793	\$2.33	\$2.33	\$2.33	\$700.00	\$706.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
DRB Fees	-	-	-	\$350.00	\$350.00
ER12139	-	-	-	\$540.43	\$540.43
Annual HOA Operating Dues	-	-	-	\$430.43	\$430.43
Annual HOA Reserves Dues	-	-	-	\$110.00	\$110.00
ER11814	\$3.43	\$3.43	\$3.43	\$516.10	\$526.39
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$3.43	\$3.43	\$3.43	\$1.10	\$11.39
Mowing	-	-	-	\$165.00	\$165.00
ER11809	\$3.43	\$3.43	\$3.43	\$516.10	\$526.39
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$3.43	\$3.43	\$3.43	\$1.10	\$11.39
Mowing	-	-	-	\$165.00	\$165.00
ER12262	\$3.43	\$3.43	\$3.43	\$516.10	\$526.39
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$3.43	\$3.43	\$3.43	\$1.10	\$11.39
Mowing	-	-	-	\$165.00	\$165.00
ER12258	\$3.43	\$3.43	\$3.43	\$516.10	\$526.39
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$3.43	\$3.43	\$3.43	\$1.10	\$11.39
Mowing	-	-	-	\$165.00	\$165.00

Eagle Ranch Association

AR Aging - 6/30/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
ER12437	\$3.43	\$3.43	\$3.43	\$516.10	\$526.39
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$3.43	\$3.43	\$3.43	\$1.10	\$11.39
Mowing	-	-	-	\$165.00	\$165.00
ER12278	\$2.37	\$2.37	\$2.37	\$355.00	\$362.11
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.37	\$2.37	\$2.37	-	\$7.11
Mowing	-	-	-	\$5.00	\$5.00
ER11442	\$2.33	\$2.33	\$2.33	\$352.33	\$359.32
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	\$2.33	\$9.32
ER12615	\$2.33	\$2.33	\$2.33	\$352.33	\$359.32
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	\$2.33	\$9.32
ER12190	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11952	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11467	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER12354	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11577	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11539	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99

Eagle Ranch Association

AR Aging - 6/30/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
ER11698	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11564	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER12281	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER25708	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER12223	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER20570	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11827	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11874	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11417	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER12445	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99

Eagle Ranch Association

AR Aging - 6/30/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
ER12475	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11792	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11733	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER12175	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER12041	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER12328	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER12272	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11490	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11678	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11878	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99

Eagle Ranch Association

AR Aging - 6/30/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
ER11405	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11401	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11589	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11360	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11376	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11383	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER20160	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER12368	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11736	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER12108	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99

Eagle Ranch Association

AR Aging - 6/30/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
ER11710	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11889	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER12168	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11985	\$2.33	\$2.33	\$2.33	\$350.00	\$356.99
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.33	\$2.33	\$2.33	-	\$6.99
ER11960	\$2.32	\$2.32	\$2.32	\$348.65	\$355.61
Annual HOA Operating Dues	-	-	-	\$293.65	\$293.65
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.32	\$2.32	\$2.32	-	\$6.96
ER11704	\$2.18	\$2.18	\$2.18	\$327.23	\$333.77
Annual HOA Operating Dues	-	-	-	\$272.23	\$272.23
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.18	\$2.18	\$2.18	-	\$6.54
ER12410	-	-	-	\$165.00	\$165.00
Mowing	-	-	-	\$165.00	\$165.00
ER11691	\$0.39	\$0.39	\$0.39	\$58.96	\$60.13
Annual HOA Operating Dues	-	-	-	\$3.96	\$3.96
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$0.39	\$0.39	\$0.39	-	\$1.17
ER25722	-	-	\$4.67	-	\$4.67
Interest	-	-	\$4.67	-	\$4.67
ER11676	\$0.01	-	-	-	\$0.01
Interest	\$0.01	-	-	-	\$0.01
Total:	\$38,711.31	\$145.97	\$159.52	\$25,976.92	\$64,993.72
Property Count:	60	56	58	60	

Eagle Ranch
Investments
as of 06/30/2024

	Interest Rate		Date of Maturity	Balance
<u>Alliance Bank</u>				
1000 - Alliance Operating Checking 4835	0.03%		Fully Liquid	90,034.38
1001 - Alliance Operating ICS 1163	3.30%		Fully Liquid	630,328.34
1100 - Alliance Reserve Checking 6346	0.25%		Fully Liquid	22,469.70
1101 - Alliance Reserve ICS 7450	3.30%		Fully Liquid	459,263.56
<u>Alpine Bank</u>				
1010 - Alpine Operating Checking 3325	0.00%		Fully Liquid	-
1080 - Alpine Operating ICS Savings 4840	6.66%		Fully Liquid	-
1120 - Alpine Reserve Apex MM 3330	0.65%		Fully Liquid	-
<u>1107 - EJ Reserve Investments 4714</u>				
		<u>Maturity Value</u>		<u>Account Value</u>
Charles Schwab Bk Ssb Westlake 5.45%	5.45%	140,000.00	11/14/2024	139,944.00
Goldman Sachs Bk USA New York 5.25%	5.25%	100,000.00	11/14/2024	99,940.00
Fulton Bk N A Lancaster PA 5.20%	5.20%	240,000.00	12/13/2024	239,738.40
Wells Fargo Bk N A Sioux Falls 5.20%	5.20%	27,000.00	12/19/2024	26,970.57
Bmo Bk Natl Assn Chicago Ill 5.10%	5.10%	100,000.00	5/9/2025	99,863.00
First Natl Bk Long Is N Y 5.10%	5.10%	100,000.00	5/9/2025	99,864.00
Townebank Portsmouth VA 5.15%	5.15%	100,000.00	5/15/2025	99,910.00
Bank Amer Na Charlotte NC 5.00%	5.00%	243,000.00	9/15/2025	242,603.91
Pacific Premier Bk Irvine 5.00%	5.00%	24,000.00	9/15/2025	23,948.40
Bmw Bk North Amer Salt Lake 4.95%	4.95%	100,000.00	5/11/2026	100,009.00
Bny Mellon N A Instl Ctf Dep 4.70%	4.70%	100,000.00	5/13/2026	99,559.00
Wells Fargo Bk N A Sioux Falls 5.00%	5.00%	100,000.00	5/14/2026	100,152.00
Insured Bank Deposit 2.25%	2.25%		Fully Liquid	128.9
Invesco Govt Money Market A	4.90%			751,746.40
<u>1108 - Edward Jones Wildlife Fund 0318</u>				
Insured Bank Deposit 2.25%	2.25%			263,332.58
Invesco Govt Money Market A	4.90%			604,520.60
<u>1106 - Edward Jones Capital Improvement Fund 0417</u>				
Insured Bank Deposit 2.25%	2.25%			569.72
Invesco Govt Money Market A	4.90%			231,041.53
Goldman Sachs Bk USA New York 5.25%	5.25%	100,000.00	11/14/2024	99,940.00
Wells Fargo Bk N A Sioux Falls 1.95%	1.95%	112,000.00	1/29/2025	109,826.08
Charles Schwab Bk Ssb Westlake 5.15%	5.15%	97,000.00	4/29/2025	96,905.91
Townebank Portsmouth VA 5.15%	5.15%	103,000.00	5/15/2025	102,907.30
Bmw Bk North Amer Salt Lake 4.95%	4.95%	100,000.00	5/11/2026	100,009.00
Bny Mellon N A Instl Ctf Dep 4.70%	4.70%	100,000.00	5/13/2026	99,559.00
Total Edward Jones				\$ 3,832,989.30
1040 - Petty Cash				550.00
1199 - Transition Funds				-
Total Cash				\$ 5,035,635.28
<u>Operating Fund Cash</u>				
1000 - Alliance Operating Checking 4835				90,034.38
1001 - Alliance Operating ICS 1163				630,328.34
1010 - Alpine Operating Checking 3325				-
1080 - Alpine Operating ICS Savings 4840				-
1040 - Petty Cash				550.00
1199 - Transition Funds				-
				\$ 720,912.72
<u>Reserve Fund Cash</u>				
1100 - Alliance Reserve Checking 6346				22,469.70
1101 - Alliance Reserve ICS 7450				459,263.56
1120 - Alpine Reserve Apex MM 3330				-
1107 - EJ Reserve Investments 4714				2,124,377.58
				\$ 2,606,110.84
<u>Wildlife Fund Cash</u>				
1108 - Edward Jones Wildlife Fund 0318				\$ 867,853.18
<u>Capital Improvement Fund Cash</u>				
1106 - Edward Jones Capital Improvement Fund 0417				\$ 840,758.54
Percentage of Reserve/WF Cash Invested				89%



To: Executive Board
From: Shelley Bellm, Assistant Community Manager
Date: August 21, 2024
Re: Design Review – Seasonal Structures

Background: The Design Review Board considered an update to the Guidelines to allow for Seasonal-Structures, specifically above-ground swimming pools. The proposed change to the guidelines is below:

Current Language: Swimming pools and hot tubs may be located in any rear yard within the buildable area of the homesite. Swimming pools must be at-grade or integrated into a raised deck that includes visual screening between deck level and the ground. The swimming pool fencing must meet all applicable local and state requirements.

*Proposed Language: Swimming pools and hot tubs may be located in any rear yard within the buildable area of the homesite. **Permanent** swimming pools must be at-grade or integrated into a raised deck that includes visual screening between deck level and the ground. The swimming pool fencing must meet all applicable local and state requirements.*

Seasonal above-ground swimming pools are allowed with the following conditions:

- 1. The maximum water surface area must not exceed 155 square feet and the maximum water depth must not exceed 4 feet.***
- 2. Seasonal pools must be located in the rear yard within the buildable are of the homesite.***
- 3. Seasonal pools must be visually screened from adjacent properties with trees or other landscaping approved by the DRB.***
- 4. Seasonal pools must be within a DRB approved fenced area.***
- 5. Seasonal pools must not be erected earlier than June 1 and must be removed by October 1, each year.***
- 6. Seasonal pools must meet all applicable local and state requirements.***

Through Executive Board direction, a survey was placed on the Eagle Ranch HOA website from July 3 – August 2, to allow for a 30-day response by homeowners.

The following pages are responses provided through that survey.

Action Requested: Staff requests the Executive Board review the responses and provide direction to uphold the decision by the Design Review Board's change to the Design Guidelines or overturn the decision to not allow for such an update.

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-11T17:59:06Z	Oppose	there's not enough room for parking extra vehicles to visit someone with a pool ; chlorine pools could kill the neighbors grass .
2024-07-12T18:56:12Z	Oppose	<p>To have vegetative screening, which are plantings, ER should clarify that once a site has been chosen, the screening plantings (root systems, vertical growth) that the selected site becomes a defacto, permanent location.</p> <p>Another concern is that any wildlife that uses a pool (with associated chemicals) for a water source, that such pools with only narrow vertical walls do not allow the animal to exit once it enters, which leads to drownings and unnecessary wildlife-loss, especially birds (many species are migratory and are therefore protected).</p> <p>Additionally, as water is sometimes in limited supply, how will the ability to fill pools be handled, by Eagle River Water and Sanitation District, the ToE, or by ER?</p> <p>Are homes whose backyards border the ER golf course also included? Would a golf ball hitting an unsuspecting, swimming child on the head potentially cause a drowning just by proximity? Would there be other guidelines for such properties?</p>
2024-07-11T18:58:24Z	Support	

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-05T16:07:45Z	Support	Absolutely! Without a pool in Eagle this is a must to support!!! Our kids need the chance to swim. Please let them swim!
2024-07-12T14:50:03Z	Support	This equates to a 7' radius pool. Should the guidelines include a comment about how to dispose of up to 4600 gallons of pool water at the end of the season?
2024-07-05T12:53:02Z	Support	support freedom
2024-07-03T18:24:29Z	Support	We are a family friendly community and this is a play structure no different than a trampoline jungle gym or basketball hoop.
2024-07-11T18:34:11Z	Oppose	Besides another waste of water, these would definitely NOT fit into the current "look and feel" of this community. Usually, these end up looking like they belong in a trailer park. Aren't we spending a boatload of money on a new community pool facility? Use that, people!
2024-07-11T22:35:07Z	Support	
2024-07-12T01:55:49Z	Oppose	Absolutely, categorically oppose this. Any temp pool is a 'ghetto' look and should not be allowed within our community. I can not imagine the reasoning for this. If these pools were erected on golf course homes in the back yards!! NO! NO! NO!. Steve Crowley, 145 Palmer Loop

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-06T21:04:22Z	Oppose	The season is too short!!! Get rid of ALL medians & watering before a huge water intake goes into a private pool!! You cannot allow pools that steal our water supply!!! Do NOT do it !!!! The neighborhood should not put up with the risk of water leakage and the noise of kids so close to the next yard & causing more dogs to bark more than they already do!! DO NOT ALLOW POOLS IN ER!!!!
2024-07-03T22:46:10Z	Support	

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-09T22:17:27Z	Oppose	<p>On June 20 2024 we contacted the HOA with concern that an above ground pool was being considered at 0022 Callie Clark Ct. On July 1st we sent pictures showing that indeed an above ground pool had been installed which is in clear view of our home. [if pictures from our home have not been shared with you please request from your management team] The HOA informed us that it had been approved. We received the Eagle Ranch Newsletter on July 3rd which states: "The Eagle Ranch Design Review Board is [considering] an update to the Guidelines to allow for Season Structures specifically above ground swimming pools". The timing of the above actions is quite concerning, if this action stands without proper oversight there is no logical way to look at the decision of the DRC but that the standards of Eagle Ranch have been lowered.</p> <p>Our home is directly impacted as are several of our neighbors who have also voiced their concern to our HOA.</p> <p>Various ER HOA documents state the following: "Community Associations, like the one in which you live have the responsibility of maintaining harmony within the community and protecting the property values". How can our HOA make such a statement like the above and then adjust the pool policy to allow above ground pools while maintaining harmony and protecting property values? Above</p>
2024-07-15T20:53:03Z	Support	Let's go swimming!

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-13T21:27:42Z	Oppose	
2024-07-11T18:54:46Z	Support	I like this move, so long as the pool is within a fenced area.
2024-07-11T20:26:50Z	Oppose	
2024-07-18T23:36:48Z	Support	
2024-07-11T19:13:36Z	Oppose	
2024-07-31T21:11:37Z	Oppose	<p>Please do not allow for above-ground pools. They are unsightly and not in character with the architectural and landscaping designs of Eagle Ranch. There are already multiple violations of fencing guidelines that have been ignored and once allowed, are tolerated now that several have been "overlooked" by DRB. Tramps, ramps, hockey rink, equipment and other items have accumulated over the years and although allowed for a reasonable short period of time, never seem to quite get put away or are replaced with other stuff. My concern is that seasonal pools will not be put in an appropriate place due to size and property constraints and will inadvertently effect the views of neighboring properties, despite attempts to camouflage its location. Where are the pools to be stored? Under decks or in a heap next to the house. It won't be long before we have a beautiful new pool for the entire community to enjoy within walking/biking distance of most Eagle Ranch residents. Isn't that enough?</p>
2024-07-05T17:18:45Z	Support	

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-11T18:42:16Z	Oppose	Temporary pools are unsightly and, like a permanent pool, likely to be a noisy nuisance to neighbors. I'd be in favor of outright ban on all residential pools unless every adjoining property approved an installation application
2024-07-11T23:37:42Z	Support	I am fine with families erecting above ground pools for the summer but think 3. Seasonal pools must be visually screened from adjacent properties with trees or other landscaping approved by the DRB. In my option this is impractical without a complete landscaping remodel of current homes. Most homes have 180 degree backyard visibility from other homeowners. Water is also getting more expensive and becoming a limited resource, then to just go against water resource management and mandate more landscaping.
2024-07-15T13:39:35Z	Support	Something needs to be added to the verbiage about maintenance and upkeep on the pools while in seasonal use. Sometimes these above ground pools just turn into a pile of old plastic.
2024-07-05T00:28:00Z	Oppose	
2024-07-03T22:39:53Z	Support	

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-12T18:57:23Z	Support	<p>I support the change, however I don't feel we need this rule:</p> <p>"Seasonal pools must be visually screened from adjacent properties with trees or other landscaping approved by the DRB."</p> <p>We're specifying that the pool must be in the back yard already right? Why should a home owner have to cover things in their own back yard? Making rules so that someone else doesn't even have to get a glimpse of something in some one else's back yard seems a bit over the top to me.</p> <p>I'll reiterate my opinion, that the benefit of the HOA should be to pool our funds to improve our community through the addition of parks, recreation, shared maintenance, shared landscaping, etc and not to micro manage everyone's lives and properties.</p> <p>I appreciate the opportunity to give feedback and for being open to changing rules and regulation. Thanks for soliciting input.</p>
2024-07-12T23:27:54Z	Oppose	<p>If approved this will require policing by the Board's representative. Is there a formal complaint process in place for management of the scheduled install/removal. What will be left when an above ground pool is removed?</p>
2024-07-12T02:00:09Z	Support	<p>Vegetation screening should be better defined.</p>

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-13T21:27:17Z	Oppose	
2024-07-11T18:27:10Z	Support	
2024-07-12T00:59:38Z	Support	I think the guidelines described are reasonable.
2024-07-09T17:40:21Z	Oppose	
2024-07-11T18:18:09Z	Oppose	
2024-07-04T02:19:11Z	Oppose	The seasonal above ground pool option is traditionally an eyesore. It doesn't meet the goals of an Eagle Ranch pleasing environment. And, is not in keeping with the current guidelines.
2024-07-13T21:47:03Z	Support	As long as they don't become an eye sore.
2024-07-12T00:12:21Z	Support	We are on a corner lot and almost impossible to completely shield the pool from the street/neighbors. There should be considerations for instances such as these.
2024-07-11T18:31:14Z	Oppose	It will make our beautiful eagle ranch look trashy, opposed
2024-07-03T23:39:09Z	Oppose	Above ground pools, seasonal or not, are a significant eyesore and detract from the overall goal of a pleasing, orderly and positive environment. No amount of screening will mitigate the result. Strongly oppose.
2024-07-11T22:50:53Z	Oppose	I don't think it aligns with the environment of Eagle Ranch
2024-07-11T17:49:21Z	Support	
2024-07-14T19:09:25Z	Oppose	
2024-07-07T12:53:08Z	Oppose	Don't want to turn ER into a trailer park
2024-07-11T17:47:20Z	Support	

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-11T19:04:43Z	Oppose	This would not be an overall benefit to the community. Above ground pool are unsightly and community pools are available. The code was in place when any owner bought their home and should not be changed to accommodate individual preferences.
2024-07-05T13:17:09Z	Oppose	Please NO. It is never a good look.
2024-07-12T19:40:22Z	Support	Looks like a win to me.....thanks
2024-07-05T17:11:21Z	Support	This will help families since we don't have a community pool right now.
2024-07-13T01:46:25Z	Oppose	
2024-07-11T17:59:11Z	Support	heck yes!
2024-07-11T18:06:21Z	Oppose	

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-12T14:26:48Z	Oppose	<p>I hope this message finds you well. I wanted to discuss a topic that might be of interest concerning the aesthetic and economic impact of above ground swimming pools in higher-end neighborhoods.</p> <p>It is our view that above ground swimming pools, while popular and cost-effective options, may not complement the upscale appearance of high-end neighborhoods. There is a concern that they could potentially affect the overall aesthetic appeal and possibly influence property values negatively.</p> <p>I believe this is an important issue to consider, especially when planning developments or community improvements. I'm looking forward to hearing your thoughts on this matter and discussing potential guidelines or alternatives that could enhance our community's value and visual appeal.</p> <p>Thank you for considering this perspective. I look forward to our continued collaboration.</p>
2024-07-12T18:48:08Z	Support	
2024-07-13T16:25:59Z	Oppose	Above ground pools will devalue our property. They are an eyesore. What's next? RV's, mobile homes, live chickens? Please do not allow these tacky, junky, low class yard additions into our beautiful neighborhood.
2024-07-11T23:03:07Z	Oppose	

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-23T12:33:23Z	Support	
2024-07-07T19:42:58Z	Support	
2024-07-12T14:31:04Z	Support	Sounds reasonable
2024-07-11T22:56:42Z	Support	Typo in last paragraph. Beet should be meet.

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-07T02:53:27Z	Oppose	<p>Eagle Ranch Uplands and Highlands homes have assessed values greater than \$1M with many in the \$2M to \$3M range.</p> <p>HOA and Design Review Board (DRB) guidelines provide specific guidance to retain or improve aesthetics and house values.</p> <p>Allowing above-ground pools directly diminishes the aesthetics of the neighbors' views and adversely impacts the value of houses. This would be a very tacky addition to our community.</p> <p>It is for a similar reason RVs, boats, trailers, etc. are restricted from being in place for more than 3 days.</p> <p>The proposed temporary seasonal pools would be in view for 4 months from June 1 to October 1 which is one-third of the year.</p> <p>In addition, Eagle County's Building Department's reference to the 2015 International Swimming Pool & Spa Code requirements will likely result in more fences further diminishing the open landscape of Eagle Ranch Uplands and Highlands. The fences for pools must be 48 inches or taller. In addition, a 4-inch diameter sphere must not be able to pass through the fence. Thus, another consideration likely results in solid fences. In addition, the DRB</p>

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-11T18:38:46Z	Oppose	Eagle Ranch has become the poster for environmental dissonance. From spraying, to requiring people to install landscaping that wastes water, to now allowing swimming pools that waste water. It seems the people in charge have no connection to what's happening to the planet or they don't care. I think it's the latter. Because the people that are moving here don't care either. When Trump gets elected you'll look at the Flat Tops and see a parade of lights - trucks and machinery fracking the land. That will then poison the water. And then what was left of this beautiful space will be ruined. You'll have no one but yourselves to blame.
2024-07-11T18:09:37Z	Oppose	We already have trampolines that are eyesore and few are even used. The one underground pool is used so I frequently it's a bit ridiculous. Why can't families go and use the pool taxpayers have paid for next summer or did we waste our the money we paid for this amenity?
2024-07-03T20:14:55Z	Oppose	Above ground pools are a total eye sore along with above ground trampolines. Bad idea. It will diminish the architectural look of any home. Even in the back of homes they will still be visible especially from the golf course. Don't turn Eagle Ranch into "Dog Patch USA" . Michael Hoy
2024-07-15T21:42:35Z	Support	My concern is draining the pools in the fall. Will the water be chlorinated and where will the water drain to?

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-12T12:14:35Z	Oppose	my neighbors have enough junk in their yard
2024-07-11T18:36:48Z	Support	Let people do whatever they want, no stipulations. You want a big ass pool with a slide, do it. You want to swim naked at your own damn house, go on with your bad self. Why should we care what people do? They bought the house, not us. Stop looking in people's yards you bunch of creepy old men.
2024-07-03T20:30:25Z	Oppose	This is the stupiest thing the DRB has ever done. Do u want to turn ER into looking like a trailer park? There is nothing appealing to the eye about an above ground pool. He guys ought to fired!!
2024-07-11T17:47:56Z	Support	This is similar to trampolines and other temporary structures. The addition of this language is a great improvement for Eagle Ranch families.
2024-07-07T17:57:11Z	Support	
2024-07-11T20:10:33Z	Support	
2024-07-12T16:01:10Z	Oppose	
2024-07-11T19:43:36Z	Oppose	

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-11T18:14:34Z	Oppose	<p>I think this is opening pandora's box. People have already been allowed a lot of semi permanent stuff in their side and back yards that has really degraded the visual quality of the neighborhood. If you are going to allow these I think you need to be much more aggressive about the location. What I see with play structures, swing sets, and trampolines is that the homeowner wants them as far away from their view shed and backyard as possible so as not to interfere with their use of the backyard and therefore they place them where the neighbors and the public must look at them. I think you need to require that if you want something like this it has to be in the backyard and as close to the home as possible. I think you should have the same seasonal policy for trampolines that are not placed below grade. They have to remove them each season. I think the HOA should hold a deposit that would guarantee the removal and an owner has to reapply every year with a new deposit. If you don't remove, you lose the deposit.</p>

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-08T14:32:37Z	Oppose	<p>Opposed to temporary seasonal (or permanent) above-ground pools</p> <p>Eagle Ranch Uplands and Highlands homes have assessed values greater than \$1M with many in the \$2M to \$3M range. HOA and Design Review Board (DRB) guidelines provide specific guidance to retain or improve aesthetics and house values. Allowing above-ground pools directly diminishes the aesthetics of the neighbors' views and adversely impacts the value of houses. This would be a very tacky addition to our community. It is for a similar reason RVs, boats, trailers, etc. are restricted from being in place for more than 3 days. The proposed temporary seasonal pools would be in view for 4 months from June 1 to October 1 which is one-third of the year. In addition, Eagle County's Building Department's reference to the 2015 International Swimming Pool & Spa Code requirements will likely result in more fences further diminishing the open landscape of Eagle Ranch Uplands and Highlands. The fences for pools must be 48 inches or taller. In addition, a 4-inch diameter sphere must not be able to pass through the fence. Thus, another consideration likely results in solid fences. In addition, the DRB requires fences to be short or taller to avoid adversely impacting wildlife.</p>
2024-07-12T17:36:38Z	Oppose	

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-11T20:29:09Z	Support	Hilarous. Just let people live their lives. What a waste of time.
2024-07-11T19:57:42Z	Support	Edit last line to read "meet" not "beet."
2024-07-11T17:53:57Z	Oppose	Please do not make the proposed change and please prohibit any above-ground pools whatsoever in Eagle Ranch. They are dangerous, difficult to insure and an eyesore to neighbors. They are intended for small, urban and suburban homes, not for the type of community Eagle Ranch is.
2024-07-31T17:21:41Z	Oppose	Allowing Seasonal above ground swimming pools will be opening pandora's box and a nightmare for DRB. Just look at all of the "deserted above ground trampolines" that are no longer in use as an example of what may happen if above ground swimming pools get approved. So many are such visible eye-sores. Eagle Ranch is a beautiful community lets keep it that way! Strongly oppose Above Ground Swimming Pools! Thank you.
2024-07-05T20:12:06Z	Support	I support allowing above ground pools in Eagle Ranch. If it's a seasonal structure and meets all of the requirements, I don't see it being a problem. Given that Eagle hasn't had a public pool for 3 summers, I would hate to take away the joy of summer swimming from local kiddos more than they've already experienced.

Submission Time	Do you support or oppose a change to the Design Review Guidelines to allow for above-ground swimming pools in Eagle Ranch?	Additional Comments
2024-07-05T16:11:00Z	Support	I think it's a great idea for our short summer months especially while there is no option to swim in Eagle (that is very frustrating). If someone has the space and time to put a pool up and down then I think it's great.
2024-07-29T01:30:32Z	Oppose	Above ground pools are unsightly and reduce property values. Other unsightly restrictions includes items like tarps. Our neighborhoods are mountain properties with special attention to visual aesthetics, mountain feel, and wildlife safety. I understand promotion of family and property ownership. Since these have not been previously allowed in Eagle Ranch, we cant say that property owners had an expectation that they would get to have an above ground pool. If you dont care, because you dont see one from your property, then my opinion should be more important. I currently have to look at the first eye sore in our mountain town. Thank you for considering the opposition to this new item. There are several alternatives to back yard swimming in our mountain towns . In ground pools are not the same. They improve property values.
Total Respondents		82
Support Seasonal Structures		39
Oppose Seasonal Structures		43



To: Executive Board
From: Shelley Bellm, Assistant Community Manager
Date: August 21, 2024
Re: Wildlife Committee Update

Background: The Wildlife Committee held a Special Meeting on June 5, 2024 and its last quarterly meeting on Tuesday, July 23, 2024.

Special Meeting – June 5, 2024

Open Space Ranger: The Town of Eagle Open Space Manager, Brian Lieberman, provided a background on the proposed Open Space Ranger position for the Town of Eagle.

The Wildlife committee expressed a commitment to work with the Town on funding this position. To provide funding, the Town must agree to fund a minimum of 52% of the costs of this Ranger and the committee would fund up to 48%, depending on additional funding partners.

Wildlife Protection Plan Update: Staff has found the guiding documents for Eagle Ranch contain conflicting regulations. As we are working to update the Design Guidelines, it was recommended to consider updating the Wildlife Plan to allow for wildfire mitigation, habitat enhancement, and minimal landscaping outside of the 16,500 limits of disturbance. The Committee directed Shelley to update the plan to be consistent with the Design Guidelines and the PUD and return the document at the next meeting.

Quarterly Meeting – July 23, 2024

GroundUp Solutions – Update: A MOU has been executed between the Town of Eagle and the Wildlife Committee to allow for GroundUp solutions to begin soil sampling on identified open space properties. GroundUp will forward a contract to the Committee for approval of the identified work.

Wildlife Protection Plan: Changes were made to the Wildlife Protection Plan, as directed by the Committee. Changes made include 1) removing the language regarding “Building Envelope” and replacing the term with “Limits of Disturbance”; 2) allowance for wildfire mitigation outside the 16,500 sf limits of disturbance with approval from the appropriate wildfire agency; and 3) allowance for minimal plantings outside of the limits of disturbance to mitigate wildfire risk with the approval of the Design Review Board and the appropriate wildfire agency.



To: Executive Board
From: Shelley Bellm, Assistant Community Manager
Date: August 21, 2024
Re: Design Review Board Update

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

1. May 16, 2024

- A. Preliminary Review for new construction
 - 53 Seven Hermits Lane - Approved
- B. Final Review for new construction
 - 333 Robins Egg Lane – Approved
- Design Guidelines Update presented to the DRB – Architectural & Supplemental Guides
- Discussion regarding Design Review Board Approval expirations – commercial properties
- Discussion regarding Landscape modifications, updates to Wildlife Plan, and updates to PUD guide to remove conflicting language.

2. June 20, 2024

- A. Exterior Alteration – Major Review
 - 32 Dairy Ave – Approved
- B. Exterior Alteration – Moderate Review
 - 22 Callie Clark Court - Approved
- C. Preliminary Review for new construction
 - 119 West Foxglove – Approved
 - 14 Right Lady Belle – Tabled
 - 85 East Haystacker - Approved
- D. Final Review for new construction
 - 1880 East Haystacker – Approved
 - 53 Seven Hermits Drive – Approved
- E. Final Review for new construction – modification of approval
 - 333 Robins Egg Lane – Approved
- Design Guidelines Update presented to the DRB – Architectural

3. July 18, 2024

A. Exterior Alteration – Major Review

- 32 Dairy Ave – Approved

B. Exterior Alteration – Moderate Review

- 1185 Capitol Street – Approved
- 149 Seven Hermits – Approved

C. Preliminary Review for new construction

- 14 Right Lady Belle – Approved
- 1716 East Haystacker - Approved

D. Final Review for new construction

- 85 East Haystacker – Approved
- 46 Left Lady Belle – Approved

- Design Guidelines Update presented to the DRB – 1st review – Final Draft
- Public comment regarding Seasonal Structure