

**MINUTES OF A MEETING OF
THE WILDLIFE PROTECTION BOARD OF
EAGLE RANCH ASSOCIATION**

A Meeting of the Wildlife Protection Board (the “Committee”) of the Eagle Ranch Association (the “Association”) was held on September 10, 2025, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631.

Committee members present:

Tom Gosiorowski
Diane Mauriello
Derek Rose
Kate Sheldon

Jamie Harrison, Coordinator, also attended.

The Committee was called to order at noon. A quorum of Committee members was established.

The Committee unanimously approved the agenda and agreed to add additional topics if time permitted.

The Committee approved minutes from the August 13 meeting by a 4-1 vote. Ms. Sheldon requested additional detail in the minutes.

The Committee acknowledged the resolution from the Town appointing Mr. Gosiorowski to the Committee. The Committee asked Mr. Harrison to request documentation from CPW designating its representative on the Committee.

The Committee reviewed existing projects and agreed as follows:

- The Ground Up project should continue into Phase 2 per the proposal dated June 30, 2025. For Phase 2 to begin, the Town must grant permission for Ground Up to work on Town Open Space. Mr. Gosiorowski will work to obtain permission from Town Council. Mr. Harrison will ask Ground Up to provide a contract for Phase 2 services for Committee consideration. The Committee would like Phase 2 to begin this fall.
- Mr. Harrison will meet with a representative of the Mule Deer Foundation to discuss the East Eagle-Road Gulch Lop and Scatter project. The Committee’s principal goal for this project is habitat enhancement, as reflected in the Proposal dated August 2025.
- Maintenance of the Children’s Fishing Pond by Solitude Lake Management is complete for 2025. The Committee will consider funding 2026 maintenance early next year. The Town is considering dredging and expanding the pond in 2028.

Ms. Sheldon noted that under the 2015 agreement between the Town and the Committee, the Town is responsible for maintaining the pond.

- The Committee will consider funding another year of advertising in the Capitol Theater at its October meeting. Mr. Harrison will review the draft contract and make it available for the October meeting. The Committee requested to see the slides that will be shown in the theater.
- Mr. Harrison reported that fence rebuilding and replacement on Brush Creek Ranch is near completion. Mr. Harrison requested that Peter Suneson, Eagle County Open Space Manager, send a report on the project, including photos showing work done, and an invoice. Provided the invoice meets the conditions of approval as expressed in the Committee's minutes of October 22, 2024 (ERWC will pay 10% of the cost up to \$50,000), Mr. Harrison is authorized to approve payment, with the concurrence of the Committee Chair or Co-Chair.

The Committee considered a policy regarding contracting as proposed in the Memorandum prepared by Mr. Harrison dated August 25, 2025. The Committee agreed that contract performance must be verified. The Committee asked Mr. Harrison to re-draft paragraph 2 to allow the Committee more discretion in verifying performance through a project manager, a Committee member, the Coordinator, Association staff or other individuals. Mr. Harrison will revise the proposal for consideration at the October meeting.

The Committee considered a policy regarding records retention as proposed in the Memorandum prepared by Mr. Harrison dated September 3, 2025. The Committee agreed that all agendas, associated materials (meeting packets), minutes, executed agreements, and invoices should be kept in perpetuity on Google drive. Mr. Harrison will revise the memo and organize the Google drive folders to maximize efficient handling of the Committee's business and to allow current and future Committee members access to these documents. Mr. Harrison will present a revised proposal at the October meeting. The Committee requested that the Executive Board adopt a policy on records retention and maintain a separate set of records for that purpose within the HOA management company's records system.

The Committee discussed ideas advanced by Hardscrabble Trails Coalition for trails and other use that might conflict with the requirements of the Conservation Easement and/or Management Plan for the A&R property, purchase of which the Committee helped fund in 2016. Mr. Gosiorowski explained that HTC has made no formal proposal to the Town. If a proposal is received, the Committee will be invited to comment.

The Committee considered ideas for large-scale projects for 2026. The Committee agreed that the 2021/2022 proposal from DHM Design for habitat enhancement around Brush Creek south of Capitol Street should be pursued. The Committee asked Mr. Harrison to contact DHM and ask them to attend the next meeting to further discuss the scope of this potential project.

The Committee discussed the possible removal of decorative wooden fence in various locations throughout Eagle Ranch, including adjacent to the golf course and Arroyo Drive. These fences may inhibit movement of ungulates. The Committee asked Mr. Harrison to prepare a letter to the Executive Board indicating the Committee's interest in funding removal of these fences and requesting the Board's input.

The Committee discussed whether to pursue a habitat improvement project in Third Gulch downstream of Arroyo Drive. No decision was made.

The meeting adjourned at 2:10 pm