

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 June 10, 2020 via teleconference. The following were in attendance:

Liz Adams, Residential Director  
Eric Eves, Residential Director  
Steve Lindstrom, Commercial Director  
Kevin Sharkey, Residential Director  
John Shipp, Commercial Director  
David Viele, Commercial Director

Others Present:

Dave Crawford, EWH Director of Operations  
Kristi Ferraro, Legal Counsel (*partial attendance*)  
Paul Redmond, EWH Association Controller  
Marc Ruh, EWH Facilities Manager, Eagle Ranch  
Erin Vega, EWH Association Manager, Eagle Ranch  
Emily Walz, EWH Director of Association Administration

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:01 p.m. MDT. A quorum of Directors was present, and Steve Lindstrom chaired the meeting in Scott Turnipseed's absence.
2. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the Board Meeting held on April 22, 2020.
3. Financials Report. 1<sup>st</sup> Quarter financial statements were distributed, and Management fielded questions from the Board.
  - a. Balance Sheet. As of March 31, 2020, Total Assets and Total Liabilities & Fund Balances total \$3,125,352. Paul Redmond noted that Accounting is monitoring investments and interest rates which have declined with current economic condition.
  - b. Income Statement. Erin Vega provided an overview of variances reflected on the Income Statement as of March 31, 2020.
4. 0151 Bunkhouse Place. Ms. Vega reported that three options were provided to the owner of 0151 Bunkhouse Place as alternate locations for his fence. He was informed that the Association would only approve fence extension to the 25 foot setback line, and recommended he install signage indicating private property. The Eagle Ranch Metro District also did not approve his request, and recommended he install signage and additional landscaping. No further action will be taken by the HOA.

5. 0120 Silver Spur. It was confirmed that the Owner of 0120 Silver Spur received his Temporary Certificate of Occupancy (“TCO”) from the Town. The Board was comfortable with the current noncompliance fines at \$5,000 for the owner.
6. Design Review.
  - a. RV Garage. Liz Adams asked the Board to consider providing more guidance to the Design Review Board (“DRB”) in regards to RV garages, and specifically concealing them to be consistent with general home design. The Board decided to consult with Scott Turnipseed to see if he has advice from an architectural point of view.

*(Kristi Ferraro joined the meeting at this point, approximately 3:40 p.m. As it was determined her legal advice was not needed at that time, she left the meeting at approximately 3:46 p.m.)*

- b. Administrator Structure. Management is considering hiring an HOA staff member dedicated to DRB administration.
  - c. New DRB Appointment. Glenn Harakal and Al Muster have resigned from the DRB. Upon motion made and seconded, the Board appointed Melanie Richmond and Jim Crine to the DRB to serve in their place.
7. Other Business.
  - a. Closing Fees. Eric Eves inquired of the \$250 fee charged by EWH Accounting at closing of a property. It was clarified that the fee covers the time spent by Accounting to work with the title company, the completion of a status request from title company, and the updating of billing records to new owner information. Mr. Redmond will determine when this fee went into effect.
  - b. Landscaping. It was clarified that a xeriscape policy was adopted in 2016 to reduce the amount of irrigated turf on a lot.
  - c. Summer Dining. Founders Avenue will be closed between Assembly and Boneyard to allow for additional outdoor seating through the summer.
8. Future Meeting Dates.
  - a. Board Meeting – October 21<sup>st</sup> at 3:00 p.m.
  - b. Annual Meeting – December 2<sup>nd</sup> time TBD

There being no further business to come before the Board, the meeting was adjourned at 4:07 p.m. MDT.

Respectfully submitted,



---

Emily Walz, Secretary