MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
EAGLE RANCH ASSOCIATION

A Special Meeting of the Board of Directors of the Eagle Ranch Association (the "Association") was held on January 11, 2023, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via video/teleconference.

Directors Present:

Liz Adams, Residential Director
Eric Eves, Residential Director
Clark Gundlach, Commercial Director
Jamie Harrison, Residential Director
Steve Lindstrom, Commercial Director
Kevin Sharkey, Residential Director
David Viele, Commercial Director

Owners present:

David Gaboury *(partial attendance)*

Others Present:

Dave Crawford, East West Hospitality ("EWH") Director of Operations
Nick Richards, Association Manager, Eagle Ranch
Emily Walz, EWH Director of Association Administration
Shelley Bellm, EWH Assistant Community Manager

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:01 p.m. MST. A quorum of Directors was present.

2. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the Board Meeting held on November 9, 2022.

3. Housing Corp Appointment. David Gaboury, candidate for the Housing Corp, submitted his candidate application to the Board prior to this meeting. Upon motion made and seconded, the Board approved the appointment of David Gaboury to the Housing Corp. Steve Lindstrom provided an overview of current Housing Corp members and general purpose of the group. Mr. Gaboury was thanked for his involvement.

4. Election of Officers. The election of Officers for the coming year was discussed, as Jamie Harrison nominated himself for President. He expressed the benefits of having a Residential owner as President, and indicated the need for increased involvement with the Town of Eagle Economic Vitality Committee, the Eagle Ranch Wildlife Committee, and Eagle Ranch Design Review Board.

Upon motion made and seconded, the Board elected the below slate of Officers to serve until the next Annual Meeting or until their successors are named. *(Liz Adams, David Viele, Kevin Sharkey, and Eric Eves voted in favor of the motion. Jamie Harrison and Clark Gundlach voted in opposition. Steve Lindstrom abstained. The motion passed with four (4) in favor, two (2) in opposition.)*

Steve Lindstrom, President
Clark Gundlach, Vice President
Eric Eves, Vice President
Kevin Sharkey, Vice President
David Viele, Vice President
James Harrison, Vice President
Liz Adams, Treasurer
Nicole Moore, Assistant Treasurer
Emily Walz, Secretary

5. Schedule of Meetings. The 2023 meeting schedule was determined as follows:

    a. Board Meeting – February 22, 2023
    b. Board Meeting – May 17, 2023
    c. Board Meeting – August 16, 2023
    d. Board Meeting – November 15, 2023
    e. Annual Meeting – December 13, 2023

6. Manager's Report. Nick Richards reviewed his Manager's Report, distributed to the Board prior to this meeting. Steve Lindstrom asked why Vantaca is showing quarterly dues instead of annual. It was confirmed that this has been corrected within the system.

7. Other Business.
    a. An Owners' social event has been scheduled for February 1st at Social Oak. This is a "Meet & Greet" for the Board to introduce themselves to owners.
    b. DRB Fees and Compliance Fees are currently being reviewed internally to ensure appropriateness. Recommendations for changes will be presented for Board consideration at the next meeting by the DRB Administrator.
    c. Steve Lindstrom announced that Nick Richards was elected to the Commercial Association Board of Directors at their last meeting.
    d. Jamie Harrison expressed his concerns with the Association Bylaws inconsistency with current state law. Dave Crawford responded that the HOA attorney has explained that statue (CCIOA) supersedes any contradictory provisions in the governing documents, including Declaration, Articles of Incorporation, and Bylaws. The Association may, but is not required to, amend its Bylaws to conform. The HOA attorney has also advised that some of the provisions in the most recent legislation, specifically within House Bill 22-1137, may be overturned in an upcoming legislative session. The Board will await the outcome before pursuing a revision of the documents.
    e. It was noted that an update on the Dog Park and wildlife will be provided at the next meeting.
    f. Updates to the Reserve Study and Management Agreement will also be discussed at the next regular Board Meeting.

There being no further business to come before the Board, the meeting was adjourned at 4:23p.m. MST.

Respectfully submitted,



Emily Walz, Secretary