



Eagle Ranch Association Regular
Meeting of the Executive Board

Wednesday, February 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) December 13, 2023
- 4) Meeting specific topics / New Business 5 min.
 - a) Resident Request – Letter of Support – Sheldon 5 min.
 - b) Eagle Ranch Design Guidelines Update Proposal – Lindstrom/Bellm 20 min.
 - c) Eagle Ranch Design Review Tracking Software – Bellm/Richards 20 min.
 - d) Commercial Funding Committee Composition – Richards 20 min.
 - e) Executive Board Roles & Responsibilities - Lindstrom 10 min.
 - f) Collection Strategy – Bellm/Richards 10 min.
- 5) Other Business 15 min.
 - a) Association Financials – 4th Qtr. 2024 15 min.
 - b) Committee Reports 5 min.
 - Wildlife
 - Design Review Board
 - Eagle Ranch Housing Corporation
- 6) Unfinished Business 5 min.
 - a) Class B Vehicle Parking Regulations Update - Richards 5 min.
 - b)
- 7) Adjournment
- 8) Future Items
 - a) Town of Eagle Dog Park

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 December 13, 2023, at the Eagle County Building, 500 Broadway Street, Eagle, Colorado 81631, or via Microsoft Teams video/teleconference*.

Directors Present:

Liz Adams*, Residential Director
Cameron Douglas, Residential Director
Eric Eves, Residential Director
Clark Gundlach, Commercial Director
Corina Lindley, Commercial Director
Steve Lindstrom, Commercial Director
Kevin Sharkey*, Residential 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 6:48 p.m. MST. A quorum of Directors was present.
2. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the meetings held November 15, 2023 and November 20, 2023.
3. Election of Officers. Upon motion made and seconded, the Board elected the following slate of Officers to serve until the next Annual Meeting or until their successors are named:

Steve Lindstrom, President
Clark Gundlach, Vice President
Eric Eves, Vice President
Kevin Sharkey, Vice President
Cameron Douglas, Vice President
Corina Lindley, Vice President
Liz Adams, Treasurer
Nicole Moore, Assistant Treasurer
Emily Walz, Secretary

4. 2024 Meeting Dates. 2024 meetings were scheduled as follows:

- a. Board Meeting – February 21, 2024
 - b. Board Meeting – May 15, 2024
 - c. Board Meeting – August 21, 2024
 - d. Board Meeting – November 20, 2024
 - e. Annual Meeting – December 11, 2024
5. Other Business.
- a. **The Board directed Management to collect a proposal from Mauriello Planning Group to assist in the process of updating and simplifying the Design Review Guidelines.** Mauriello will work in conjunction with the new DRB Administrator on this process, and will be asked to attend the February Board Meeting.
 - b. Board Roles & Responsibilities will be discussed at the February meeting.
 - c. The Board will engage in further discussion regarding various topics brought up by owners during the Annual Meeting, including (but not limited to); dog leash law, dog park, and the Wildlife Committee's usage of wildlife funds.

There being no further business to come before the Board, the meeting was adjourned at 7:19 p.m. MST.

Respectfully submitted,

Emily Walz, Secretary

Shelley Bellm

From: Kate Sheldon <kateinvail@aol.com>
Sent: Wednesday, February 14, 2024 9:58 AM
To: Shelley Bellm
Subject: Request to be on Exec Committee Mtg Agenda

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Shelley,

May I request to be on the Agenda for next week's Eagle Ranch HOA Executive Board Meeting, with these two items:

1. The establishing of a **liaison position** between Eagle Ranch Wildlife Committee Liaison and Town of Eagle, for facilitating the creation of an *Enforcement Ranger position* to begin Fall 2024: I recommend Shelley Bellm fill the role.
2. **Letter Of Support** to Eagle Town Council to create an Enforcement Ranger position to handle the off-leash dog and wildlife issues.

Feel free to change my wording of any of the above... I'll draft the Letter Of Support and email it to you later,

Thank you,
Kate Sheldon

From: [Kate Sheldon](#)
To: [Shelley Bellm](#)
Cc: [Kate Sheldon](#)
Subject: Letter of Support for Exec Committee Agenda
Date: Friday, February 16, 2024 11:48:04 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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(From Eagle Ranch Executive HOA Board, to Eagle Town Council)

Dear Eagle Town Council Members,

Please accept this Letter of Support for Town of Eagle to establish and fund a position for an Enforcement Ranger for off-leash dogs and wildlife protection, to focus on Open Space within Town of Eagle, and Eagle Ranch Golf Course.

The needs for Animal Services are on the rise in Eagle, and expected to increase significantly as new residents and their pets move in to the large number of approved dwelling units.

Eagle has the most animal control dog violations in our county: 33% of all Eagle County citations last year were issued to people in Eagle, which only has 16% of the population.

There needs to be more coverage, as only one Animal Control officer is available at any given time, covering the county from Red Cliff to El Jebel.

Haymaker Recreation Trail and Eagle Ranch are the primary violation areas in Eagle, according to Animal Control. Trail cameras recorded 78% of dogs running off-leash on Haymaker Trail the previous two winters, and locals know Animal Control does not patrol the Eagle Ranch Golf Course on weekends.

There are many reasons we support this:

1. To protect ON-leash dogs from OFF-leash dogs
2. To protect people and children from off-leash dogs
3. To preserve what's left of our iconic E-16 Elk Herd

Our E-16 Elk Herd may not be sustainable in the next 20 years, according to Colorado Parks and Wildlife; one of the top problems identified by CPW is recreation and trails use. Data shows each "disturbance" to an Elk represents a reduction in the survivability of the unborn calf.

Elk enriches our state's economy, representing part of the \$3.25 billion dollars

brought here each year for hunting, fishing & Watchable Wildlife Tourism, along with 25,000+ full time jobs across the state. For comparison, the ski industry is annually a \$1 billion dollar industry.

Community surveys consistently rank Wildlife a top priority.; Elk are a very beloved and unique natural resource, as are East Vail's Bighorn Sheep herd. We love our wildlife in the valley.

A model to perhaps look at is Pitkin County Open Space; which employees four full-time enforcement rangers plus three additional seasonal rangers. As a result Pitkin has no "serial offenders" of off-leash dogs, and is a well-run operation where Rangers also do trail maintenance, habitat rehabilitation and weed control. Pitkin has 84 miles of trails inside 20,000 acres of open space, while Eagle has 37 miles in 1,350 acres. Eagle has 5 times the trail density but no regular enforcement.

It is for the above reasons we support Town of Eagle establishing and funding a full time Enforcement Ranger, to begin as soon as possible. Thank you for your consideration.

Sincerely,

Eagle Ranch Executive HOA Board



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

Purpose: To consolidate the Eagle Ranch Guidelines into a format that improves the readability of the guidelines without modifying the guidelines and standards in any significant way.

Background: Eagle Ranch currently has seven (7) individual sets of Design Guidelines providing for architectural and landscape recommendations within the various neighborhoods. Having multiple documents creates opportunity for guidelines and definitions to vary providing contradicting information and a lack of clarity.

Analysis: Mauriello Planning Group has proposed to consolidate five (5) of the individual sets of Guidelines into a single set, leaving the Commercial and Traditional neighborhoods to continue to stand alone. Consolidating these five documents will improve communication with our building community, improve efficiency of staff review, and continue to allow for variations within neighborhoods by recognizing these differences throughout the chapters.

Action Requested: The staff requests the Executive Board approve the attached contract and provide guidance for staff participation, and a maximum contract cost.

AGREEMENT FOR PLANNING SERVICES

THIS AGREEMENT effective as of the 9th day of January 2024 is between Eagle Ranch Association (Client) with an address of PO Box 5480, Avon, CO 81620 and Mauriello Planning Group, LLC, a Colorado Limited Liability Company, with a mailing address of Post Office Box 4777, Eagle, Colorado 81631 hereinafter “MPG”.

AGREEMENT

1. **MPG’s BASIC AND ADDITIONAL SERVICES.** MPG will assist Client with a consolidation and related revision to the residential design guidelines for Eagle Ranch (not including the design guidelines of the sub-associations). This agreement is for the first step in the revisions to the design guidelines which generally seeks to improve the format and readability of the guidelines and process without changing the guidelines and standards themselves in any significant way. The process for amending the Design Guidelines include interaction with the Association staff, DRB, and the Executive Board but does not include any significant public outreach sessions due to the limited scope of the changes to the Design Guidelines. All work at the direction of the Client. The following is the anticipated scope.

Scope:

- Review current Design Guidelines;
- Coordinate with Eagle Ranch administration;
- Prepare drafts of revisions to Design Guidelines;
- Report to Eagle Ranch Admin.;
- Coordinate with DRB administrator;
- Revision to maps and exhibits related to the Design Guidelines;
- Meetings with staff, DRB, and Association Executive Board;
- Prepare final drafts of Design Guidelines for DRB/Association approval;
- Other tasks as assigned.

2. **TERM.** This Agreement shall commence on the day and year first written above and shall continue until such time as the services identified in paragraph 1 are completed, subject to the provisions of paragraph 4 hereof.

3. **STANDARD OF CARE.** MPG agrees to provide its professional services in accordance with generally accepted standards of its profession. Client understands that the entitlement process can be a political one and that while MPG shall use its best efforts to obtain all permits and approvals, MPG cannot guarantee issuance of permits and approvals by a public agency or a homeowners association, if necessary.

4. **TERMINATION.** This Agreement may be terminated by either party for any reason at any time, with or without cause, and without penalty whatsoever, on a at least seven (7) days notice to the other party. In the event of termination, MPG shall be paid for all work completed and expenses incurred prior to such termination. Upon not less than seven day’s written notice, MPG may suspend the performance of its services if Client fails to pay MPG in full for its services rendered and expenses incurred. MPG shall have no liability because of such suspension of services or termination due to Client’s nonpayment.

5. **INDEPENDENT CONTRACTOR.** MPG is an independent contractor providing professional services to Client. Nothing in this Agreement shall be deemed to make MPG an agent, employee, partner or representative of Client, and MPG shall not so represent itself.

6. **ESTIMATED SCHEDULE.** MPG shall render its services as expeditiously as is consistent with professional skill and care. During the course of the Project, anticipated and unanticipated events may impact any project schedule.

7. **FEES.** We work on a time and materials basis and at your direction. We bill any reimbursables at cost with no mark-up. We bill at \$250/hour for this project. This hourly rates reflects a reduction of MPG current rates and are subject to change on an annual basis with agreement from Client. Our estimate to complete this scope of work is in the range of \$20,000 to \$40,000. This is simply our best guess based on the complexity of what we think is involved but simply billing on an hourly basis.

Client will be billed monthly for services performed by MPG and all invoices are immediately due and payable upon receipt by Client. Late fees and interest may accrue at a monthly rate of 1.8% to invoices that are more than thirty days overdue.

8. **RETAINER.** Client shall pay to MPG a retainer in the amount of \$0. MPG shall hold such retainer until such time as the services are complete or this Agreement is terminated as set forth in paragraph 4. At the conclusion of services or termination of this Agreement MPG shall deduct any final remaining fees and expenses owed by Client from the retainer and shall return the balance of the retainer, if any to Client. The deposit of retainer shall not eliminate Client's obligation to pay each invoice in full and in a timely manner as set forth in paragraph 7 hereof.

9. **EXPENSES.** Reimbursable expenses, if any, will be passed through to Client at cost. Such expenses include, but are not limited to, travel time, meals, reproduction, printing, postage and handling of documents, and other reasonably necessary out-of-pocket expenses directly associated with the provisions of services hereunder. All sub-consultants shall be contracted directly with Client. Client shall be responsible for all costs and fees associated with submitting any applications and fees associated with issuance of any permits. Client will pay for any fees and costs incurred in connection with responding to any subpoena for testimony or production of documents that may be issued to MPG or any of its employees in connection with the project.

10. **LIMITATION OF LIABILITY.** Client understands and acknowledges that the planning services to be provided hereunder pose certain risks to both Client and MPG. Client further understands and acknowledges that the amount of risk that MPG can accept is tied, in part, to the amount of compensation received for services rendered. MPG's fee for the services offered is based on Client's agreement to limit MPG's liability as described below. Client further acknowledges that were it not for this promise to limit MPG's liability, MPG's compensation would need to increase to address the risks posed by this project. Client, therefore, acknowledging its right to discuss this provision with legal counsel experienced in planning services and the entitlement process, voluntarily agrees that, to the fullest extent permitted by law, MPG's total liability to Client for any and all injuries, claims, liabilities, losses, costs, expenses or damages whatsoever arising out of or in any way related to the project or this Agreement from any cause or causes including, but not limited to, MPG's negligence, errors, omissions, or breach of contract, shall not exceed the total

compensation received by MPG under this Agreement. This limitation of liability shall apply to Client's direct claims and Client's claims arising from third parties.

11. **INDEMNIFICATION.** Client agrees to indemnify, defend and hold MPG harmless from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, including injuries or death, or economic losses, arising out of the project and/or this Agreement, except that MPG shall not be entitled to be indemnified to the extent such damages or losses are found by a court or forum of competent jurisdiction to be caused by MPG's negligent errors and omissions.

12. **NOTICE.** All notices and other communications provided for herein shall be in writing and shall be delivered by overnight courier service, mailed by certified or other U.S. mail with tracking capability, or attached in portable document format (".pdf") to an electronic communication (such as e-mail) to the address listed for each party below its signature hereto. Notices sent by overnight courier service, or mailed by certified or other U.S. mail with tracking capability, shall be deemed to have been given on the date and time of the first delivery attempt. Notices delivered through electronic communications shall be deemed received upon the sender's receipt of an acknowledgement from the intended recipient (such as by the "return receipt requested" function, as available, return e-mail or other written acknowledgement). Each party shall maintain an address for notice by at least one permitted method (courier service, mail, or email). Notice delivered to a party by hand shall also be effective notice.

13. **JURISDICTION/LEGAL FEES.** This Agreement shall be interpreted in accordance with the laws of the State of Colorado and the parties hereby agree to submit to the jurisdiction of the courts thereof. Venue shall be in Eagle County, Colorado. Should any legal proceeding be commenced between the parties to this Agreement seeking to enforce any of its provisions, including, but not limited to, fee provisions, the prevailing party in such a proceeding shall be entitled, in addition to such other relief as may be granted, to a reasonable sum for attorneys' fees and expert witnesses' fees, which shall be determined by the court or forum in such a proceeding.

14. **ENTIRE AGREEMENT.** This Agreement represents the entire Agreement between the parties and supersedes all prior negotiations, statements or agreements, either written or oral. The parties may amend this Agreement only by a written instrument signed by both parties.

15. **ASSIGNMENT.** This Agreement may not be assigned by either party without prior written consent from the other party.

16. **SEVERABILITY.** In the event that any term or provision of this Agreement is found to be unenforceable or invalid for any reason, the remainder of this Agreement shall continue in full force and effect, and the parties agree that any unenforceable provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.

17. **NO THIRD PARTY BENEFICIARY.** Nothing in this Agreement shall create a contractual relationship for the benefit of any third party.

18. **SIGNATURE.** Each party hereto represents and warrants that the person or persons signing this Agreement on behalf of such party is duly authorized to do so. Each party is hereby estopped from asserting that it or any party signing below did not legally execute this Agreement with all necessary and required authority.

[Signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

MAURIELLO PLANNING GROUP, LLC

By: _____
Dominic Mauriello its Manager/Principal

Address:
PO Box 4777
Eagle, CO 981631
Email: dominic@mpgvail.com

Client: Eagle Ranch Association

Signature: _____

Title: _____

Address:
PO Box 5480
Avon, CO 81620
email: sbellm@eastwest.com



To: Executive Board
From: Shelley Bellm, Assistant Community Manager
Date: February 21, 2024
Re: Design Review Tracking Software

Purpose: Improve efficiency of the Design Review process by streamlining workflows, facilitating better communication, improve construction inspections and project communication, and provide for a comprehensive reporting system.

Background: The existing Design Review process requires staff utilize two distinct software applications leading to inefficiencies in workflow by increasing redundancy and duplicative data entry. Employing two separate software programs heightens the likelihood of data entry errors, diminishes communication, causes bottlenecks in the review process due to inaccurate information, and fosters frustration within the building community. These separate sets of data result in incomplete data and reports.

Analysis: Utilization of a single software platform will simplify operations by automating repetitive tasks, streamlining project tracking, eradicating redundant data entry and errors. It will promote collaboration through a single platform where stakeholders can access and update information in real-time. The inclusion of a robust and customizable reporting system will facilitate informed decision-making, enable identification of building trends in Eagle Ranch and furnish a thorough audit trail of all construction-related activities.

Cost Analysis: Investment in software requires critical consideration and evaluation of the impact on staff productivity and efficiency while ensuring the financial commitment aligns with the organizational goals.

Current annual software costs:	\$1,500.00
Initial Investment – New software:	\$9,250.00
Annual software maintenance costs:	\$6,600.00

Action Requested: The staff requests the Executive Board to examine the attached agreement with Computer Software Incorporated, provide staff feedback, and make a motion to approve, approve with changes, or deny this expenditure.



Computer Software, Inc
Tel: (215)822-9100
support@computersoftwareinc.com
http://magnetgov.com

Statement of Work

Date	Services Performed By:	Services Performed For:
11/21/2023	Computer Software, Inc 100 Highpoint Dr Chalfont PA 18914	Shelley Bellm --Shelley Bellm--

This Statement of Work ("SOW") is issued pursuant to the Software License and Services Agreement between Shelley Bellm ("Client") and Computer Software, Inc ("Contractor"). This SOW is subject to the terms and conditions contained in the Agreement between the parties and is made a part thereof. Any term not otherwise defined herein shall have the meaning specified in the Agreement. In the event of any conflict or inconsistency between the terms of this SOW and the terms of this Agreement, the terms of this SOW shall govern and prevail.

This SOW # S-23-0531 (hereinafter called the "SOW"), effective as of 11/21/2023 is entered into by and between Contractor and Client and is subject to the terms and conditions specified below. The Schedule(s) to this SOW, if any, shall be deemed to be a part hereof. In the event of any inconsistencies between the terms of the body of this SOW and the terms of the Schedule(s) hereto, the terms of the body of this SOW shall prevail.

Details

This quote is for setting up a new MAGNET install for tracking parcels and DRB reviews.

Scope of Work

Contractor shall provide the Services and Deliverable(s) as follows:

The new MAGNET install will include the following modules:

- Properties
 - The Property module will allow for the tracking of parcels within the housing community
- Planning
 - The Planning module will have one case type "DRB". This case type will have the ability to be configured for plan reviews to allow for the tracking of reviews on the case.

Integrations: None



Computer Software, Inc

Tel: (215)822-9100

support@computersoftwareinc.com

<http://magnetgov.com>

Deliverable Materials

There are no formal deliverables or work products defined in association with these services.

Fee Schedule

This engagement will be conducted on a Fixed Price basis. The total value for the Services pursuant to this SOW are \$ 15,850.00 unless otherwise agreed to by both parties via the project change control procedure, as outlined within. A Project Change Request ("PCR") will be issued specifying the amended value.

If Additional Licensing, Maintenance and Support Costs are required as part of this SOW they will be identified under the "Additional Licensing, Maintenance and Support Costs" header on the quotation.

Out-of-Pocket Expenses / Invoice Procedures

Client will be invoiced monthly for the consulting services and time and labor expenses. Standard Contractor invoicing is assumed to be acceptable. Invoices are due upon receipt.

Client will be invoiced all costs associated with out-of-pocket expenses (including, without limitation, costs and expenses associated with meals, lodging, local transportation and any other applicable business expenses) listed on the invoice as a separate line item. Reimbursement for out-of-pocket expenses in connection with performance of this SOW, when authorized and up to the limits set forth in this SOW, shall be in accordance with Client's then-current published policies governing travel and associated business expenses, which information shall be provided by the Client Project Manager. The limit of reimbursable expenses pursuant to this SOW is estimated to be 15% of the fees unless otherwise authorized in writing and agreed to by both parties via the project change control procedure outlined within.

Invoices shall be submitted monthly in arrears, referencing this Client's SOW Number to the address indicated above. Each invoice will reflect charges for the time period being billed and cumulative figures for previous periods. Terms of payment for each invoice are due upon receipt by Client of a proper invoice. Contractor shall provide Client with sufficient details to support its invoices, including time sheets for services performed and expense receipts and justifications for authorized expenses, unless otherwise agreed to by the parties. Payments for services invoiced that are not received within 30-days from date of invoice will be subject to a 5% penalty per calendar month.



Completion Criteria

Contractor shall have fulfilled its obligations when any one of the following first occurs:

- Contractor accomplishes the Contractor activities described within this SOW, including delivery to Client of the materials listed in the Section entitled “Deliverable Materials,” and Client accepts such activities and materials without unreasonable objections. No response from Client within 2-business days of deliverables being delivered by Contractor is deemed acceptance.
- Contractor and/or Client has the right to cancel services or deliverables not yet provided with 20 business days advance written notice to the other party.

Project Change Control Procedure

The following process will be followed if a change to this SOW is required:

- A PCR will be the vehicle for communicating change. The PCR must describe the change, the rationale for the change, and the effect the change will have on the project.
- The designated Project Manager of the requesting party (Contractor or Client) will review the proposed change and determine whether to submit the request to the other party.
- Both Project Managers will review the proposed change and approve it for further investigation or reject it. Contractor and Client will mutually agree upon any charges for such investigation, if any. If the investigation is authorized, the Client Project Managers will sign the PCR, which will constitute approval for the investigation charges. Contractor will invoice Client for any such charges. The investigation will determine the effect that the implementation of the PCR will have on SOW price, schedule and other terms and conditions of the Agreement.
- Upon completion of the investigation, both parties will review the impact of the proposed change and, if mutually agreed, a Change Authorization will be executed.
- A written Change Authorization and/or PCR must be signed by both parties to authorize implementation of the investigated changes.



Computer Software, Inc
Tel: (215)822-9100
support@computersoftwareinc.com
<http://magnetgov.com>

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be effective as of the day, month and year first written above.

Shelley Bellm

Computer Software, Inc

By:

By:

Name:

Name:

Title:

Title:



Computer Software, Inc
 Tel: (215)822-9100
 support@computersoftwareinc.com
 http://magnetgov.com

Quotation # S-23-0531

Quotation Date:
 11/21/2023

DESCRIPTION	QUANTITY	UNIT PRICE	TAXES	AMOUNT
Professional Services (One Time Cost)				
MAGNET System Setup	1.00	9,250.00		\$ 9,250.00
				Subtotal \$ 9,250.00
Licensing, Maintenance and Support Costs				
Licensing, Maintenance and Support Costs per month. Includes hosting, support, licensing and maintenance.	12.00	550.00		\$ 6,600.00
				Subtotal \$ 6,600.00

A contract will be required prior to execution of this quotation.

Oversight board for permanent funding of the Commercial District.

Make up:

One business owner who rents space and is not involved as a commercial district building owner.

One building owner of the commercial district who does not operate a business in Eagle Ranch.

Three homeowners who do not own or operate any commercial district businesses or properties.

One member of the Executive Board should be a member.

Eagle Ranch staff will operate as coordinators.

Scope:

Explore all avenues for a solution that will make par, association dues and liabilities of the commercial district. Solutions will explore dues, fees, parity between commercial center owners and homeowners.

The committee will research, inquire, and consult with entities such as banks, attorneys and other community leaders in producing a plan of action.

Applications from each volunteer will be required and reviewed by the Executive Board. The Executive Board shall affirm and appoint the committee members at the second quarterly meeting.

Upon seating the committee, the committee shall meet May 20, 2024 for the first meeting. If the committee is seated before then, the committee meetings shall start. The committee shall then set a meeting timetable with the help of the Eagle Ranch staff. The committee shall report to the Executive Board at each board meeting. The Executive Board member who sits on this committee shall report to the Executive Board.

Each committee member shall undertake different responsibilities and research practices related. Members shall have access to Eagle Ranch staff and attorneys to accomplish this task.



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 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 ca 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: February 21, 2024
Re: Collection Strategy

Purpose: To provide the Board with the timeline for follow-up on past-due accounts and potential collection actions.

Background: The Annual Eagle Ranch Association dues have been processed and billed to each association member. The 2024 dues became due on February 15, 2024.

Analysis: Association staff will begin sending notifications to members in April informing them of a past-due balance. In May, we will begin placing past-due hangers on individual members doors and enclose a copy of our adopted collection policy. In June, we will begin the collection process on members with a balance greater than \$1,000.

Staff will continue to follow up on any outstanding balances with monthly reminders to members.

Action Requested: The staff requests the Executive Board approve the process outlined above and confirm the minimum balance owed before collection proceedings begin.

Eagle Ranch
Investments
as of 12/31/2023

	Interest Rate	Date of Maturity	Balance
<u>Alliance Bank</u>			
1000 - AAB Operating Checking 4835	0.03%	Fully Liquid	-
1001 - Alliance Operating ICS	2.98%	Fully Liquid	44,606.25
1100 - AAB Reserve Checking 6346	0.25%	Fully Liquid	57,033.72
1101 - Alliance Reserve ICS	3.30%	Fully Liquid	366,677.21
<u>Alpine Bank</u>			
1010 - Alpine Operating Checking 3325	0.00%	Fully Liquid	0.01
1080 - Alpine Operating ICS Savings 4840	3.30%	Fully Liquid	215,242.34
1120 - Alpine Reserve Apex MM 3330	0.65%	Fully Liquid	50,308.00
1123 - Alpine Reserve CD 3344	4.89%	04/02/2024	240,964.60
<u>Pacific Western Bank</u>			
1005 - Pacific Western Operating Checking 4043	0.00%	Fully Liquid	175.00
<u>1107 - EJ Reserve Investments 4714</u>			
		<u>Maturity Value</u>	<u>Account Value</u>
Morgan Stanley Private Bk Natl 1.85%	1.85%	247,000.00	246,397.32
Citizens Bk Na Providence RI 5.00%	5.00%	235,000.00	234,725.05
Discover Bk Greenwood Del 4.90%	4.90%	234,370.20	234,652.20
U S Bk Natl Assn Instl Ctf Dep 4.90%	4.90%	235,000.00	234,772.05
B1Bank Baton Rouge La 4.90%	4.90%	235,000.00	234,652.20
Centrust Bk Na Northbrook Ill 4.90%	4.90%	61,000.00	60,909.72
Synovus Bk Columbus GA 4.95%	4.95%	235,000.00	234,689.80
Truist Bk Charlotte N C 4.95%	4.95%	235,000.00	234,689.80
Goldman Sachs Bk USA New York 5.00%	5.00%	235,000.00	234,725.05
Manufacturers & Traders Tr Co 4.85%	4.85%	240,000.00	239,748.00
Charles Schwab Bk Ssb Westlake 5.45%	5.45%	140,000.00	140,345.80
Wells Fargo Bk N A Sioux Falls 1.95%	1.95%	112,000.00	108,270.40
Cash	0.00%		179.51
Insured Bank Deposit 2.25%	2.25%		394,789.51
<u>1108 - EJ Reserve Investments 0318</u>			
Cash	0.00%		598,422.32
Total Edward Jones			\$ 3,431,968.73
1040 - Petty Cash			550.00
Total Cash			\$ 4,407,525.86
<u>Operating Fund Cash</u>			
1000 - AAB Operating Checking 4835			-
1001 - Alliance Operating ICS			44,606.25
1010 - Alpine Operating Checking 3325			0.01
1080 - Alpine Operating ICS Savings 4840			215,242.34
1005 - Pacific Western Operating Checking 4043			175.00
1040 - Petty Cash			550.00
			\$ 260,573.60
<u>Reserve Fund Cash</u>			
1100 - AAB Reserve Checking 6346			57,033.72
1101 - Alliance Reserve ICS			366,677.21
1120 - Alpine Reserve Apex MM 3330			50,308.00
1123 - Alpine Reserve CD 3344			240,964.60
1107 - EJ Reserve Investments 4714			2,833,546.41
			\$ 3,548,529.94
<u>Wildlife Fund Cash</u>			
1108 - EJ Reserve Investments 0318			\$ 598,422.32
Percentage of Reserve/WF Cash Invested			89%

Eagle Ranch Association

Balance Sheet as of 12/31/2023

Assets	Operating Fund	Wildlife Fund	Reserve	Capital Improvement	Total
Operating Fund Cash					
1001 - Alliance Operating ICS	\$44,606.25				\$44,606.25
1005 - Pacific Western Operating Checking 4043	\$175.00				\$175.00
1010 - Alpine Operating Checking 3325	\$0.01				\$0.01
1040 - Petty Cash	\$550.00				\$550.00
1080 - Alpine Operating ICS Savings 4840	\$215,242.34				\$215,242.34
Total Operating Fund Cash	\$260,573.60				\$260,573.60
Reserve Fund Cash					
1100 - AAB Reserve Checking 6346			\$57,033.72		\$57,033.72
1101 - Alliance Reserve ICS			\$366,677.21		\$366,677.21
1107 - Edward Jones Reserve CD 4714			\$2,833,546.41		\$2,833,546.41
1120 - Alpine Reserve Apex MM 3330			\$50,308.00		\$50,308.00
1123 - Alpine Reserve CD 3344			\$240,964.60		\$240,964.60
Total Reserve Fund Cash			\$3,548,529.94		\$3,548,529.94
Wildlife Fund Cash					
1108 - Edward Jones Wildlife Fund 0318		\$598,422.32			\$598,422.32
Total Wildlife Fund Cash		\$598,422.32			\$598,422.32
Receivables					
1200 - Accounts Receivable	\$34,425.86				\$34,425.86
1205 - Allowance for Bad Debt	(\$18,476.52)				(\$18,476.52)
1210 - Other Receivables	\$350.00				\$350.00
1225 - Due To/From Operating/Reserve/Cap/WF		\$238,093.59		\$692,865.54	\$930,959.13

Eagle Ranch Association

Balance Sheet as of 12/31/2023

1400 - Prepaid Insurance	\$15,740.72			\$15,740.72	
1410 - Other Prepayments	\$20,489.36			\$20,489.36	
Total Receivables	\$52,529.42	\$238,093.59		\$692,865.54	\$983,488.55
Fixed Assets					
1570 - Capital Assets	\$412,154.09			\$412,154.09	
Total Fixed Assets	\$412,154.09			\$412,154.09	
Total Assets	\$725,257.11	\$836,515.91	\$3,548,529.94	\$692,865.54	\$5,803,168.50

Eagle Ranch Association

Balance Sheet as of 12/31/2023

Liabilities / Equity	Operating Fund	Wildlife Fund	Reserve	Capital Improvement	Total
Liabilities					
2000 - Accounts Payable	\$44,941.53		\$77,056.86	(\$67,308.05)	\$54,690.34
2010 - Accrued Accounts Payable	\$48,359.73				\$48,359.73
2200 - Payroll Payable	\$3,882.90				\$3,882.90
2225 - Due To/From Operating/Reserve/Cap/WF	\$7,163.62		\$923,795.51		\$930,959.13
2315 - Prepaid Assessments	\$7,110.79				\$7,110.79
2330 - Security Deposits	\$1,000.00				\$1,000.00
2410 - Construction Deposits	\$309,600.00				\$309,600.00
Total Liabilities	\$422,058.57		\$1,000,852.37	(\$67,308.05)	\$1,355,602.89
Fund Balances					
3090 - Wildlife Fund Balance		\$701,861.95			\$701,861.95
3095 - Capital Improvement Fund				\$774,773.06	\$774,773.06
3100 - Working Capital	\$178,285.00				\$178,285.00
3500 - Replacement Fund Balance			\$2,049,509.83		\$2,049,509.83
3800 - YTD Net Income	\$124,913.54	\$134,653.96	\$498,167.74	(\$14,599.47)	\$743,135.77
Total Fund Balances	\$303,198.54	\$836,515.91	\$2,547,677.57	\$760,173.59	\$4,447,565.61
Total Liabilities / Equity	\$725,257.11	\$836,515.91	\$3,548,529.94	\$692,865.54	\$5,803,168.50

Eagle Ranch Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Fund Income							
Operating Revenues							
4010 - Operating Dues Assessm Residential	35,247.00	37,607.00	(2,360.00)	448,990.00	451,350.00	(2,360.00)	451,350.00
4020 - Operating Interest Income	1,937.25	2,125.00	(187.75)	6,855.58	8,500.00	(1,644.42)	8,500.00
4029 - Rental Income	1,457.00	2,475.00	(1,018.00)	27,555.00	29,700.00	(2,145.00)	29,700.00
4031 - Enforcement Fines	-	-	-	100.00	-	100.00	-
4050 - Late Payment Fee Revenue	148.64	212.00	(63.36)	663.92	2,500.00	(1,836.08)	2,500.00
4060 - Transfer Fees	2,700.01	37,233.00	(34,532.99)	492,988.58	446,840.00	46,148.58	446,840.00
4065 - DRB Fees	3,580.00	9,163.00	(5,583.00)	152,875.00	110,000.00	42,875.00	110,000.00
Total Operating Revenues	45,069.90	88,815.00	(43,745.10)	1,130,028.08	1,048,890.00	81,138.08	1,048,890.00
Total Operating Fund Income	45,069.90	88,815.00	(43,745.10)	1,130,028.08	1,048,890.00	81,138.08	1,048,890.00
Operating Fund Expense							
Administrative Expenses							
6010 - Accounting Fee	3,152.12	3,152.12	-	37,825.00	37,825.00	-	37,825.00
6020 - Audit & Tax	13,089.22	675.00	(12,414.22)	8,133.22	8,100.00	(33.22)	8,100.00
6030 - Management Fee	4,083.37	4,083.37	-	49,000.00	49,000.00	-	49,000.00
6040 - Office Supplies	972.58	274.13	(698.45)	6,778.03	3,290.00	(3,488.03)	3,290.00
6050 - Systems Support/Hosting	350.87	875.00	524.13	6,887.54	3,500.00	(3,387.54)	3,500.00
6110 - Board Expenses	39.69	28.00	(11.69)	1,677.52	325.00	(1,352.52)	325.00
6130 - Legal Fees	250.00	864.00	614.00	10,027.31	10,434.00	406.69	10,434.00
Total Administrative Expenses	21,937.85	9,951.62	(11,986.23)	120,328.62	112,474.00	(7,854.62)	112,474.00
Operating Expenses							
6021 - Bad Debt Expense	163.00	163.00	-	2,000.00	2,000.00	-	2,000.00
6025 - Computer Maintenance	660.77	217.00	(443.77)	5,010.69	2,670.00	(2,340.69)	2,670.00
6120 - Decorations	310.69	-	(310.69)	6,326.62	-	(6,326.62)	-
6145 - Owner Social Event	2,236.19	1,700.00	(536.19)	15,312.48	20,000.00	4,687.52	20,000.00
6160 - Property Tax, Dues	-	1,837.00	1,837.00	11,815.06	22,000.00	10,184.94	22,000.00
6300 - Salaries & Wages	10,513.95	23,548.50	13,034.55	297,281.01	282,582.00	(14,699.01)	282,582.00
6310 - Taxes & Benefits	4,017.97	5,289.75	1,271.78	59,889.19	63,477.00	3,587.81	63,477.00
6340 - Employee Relations/Training	513.45	337.00	(176.45)	3,068.51	4,000.00	931.49	4,000.00
6420 - Electric/Office	175.56	144.00	(31.56)	1,619.36	1,728.00	108.64	1,728.00
6430 - Gas & Heating/Office	1,507.58	158.37	(1,349.21)	3,107.36	1,900.00	(1,207.36)	1,900.00
6440 - Telephone	808.09	413.00	(395.09)	4,965.25	5,000.00	34.75	5,000.00
6815 - Marketing	400.00	1,360.00	960.00	15,761.72	16,375.00	613.28	16,375.00
Total Operating Expenses	21,307.25	35,167.62	13,860.37	426,157.25	421,732.00	(4,425.25)	421,732.00
Design Review/Covenant Expenses							
6006 - Covenant Control Expenses	-	1,333.37	1,333.37	1,540.00	16,000.00	14,460.00	16,000.00
6036 - DRB Expense	22,689.38	833.37	(21,856.01)	34,513.62	10,000.00	(24,513.62)	10,000.00
Total Design Review/Covenant Expenses	22,689.38	2,166.74	(20,522.64)	36,053.62	26,000.00	(10,053.62)	26,000.00

Eagle Ranch Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Fund Expense							
Maintenance Expenses							
6466 - Landscape Water	3,655.31	7,333.37	3,678.06	86,839.65	88,000.00	1,160.35	88,000.00
6510 - Common Area Maintenance	2,206.55	4,670.87	2,464.32	40,162.67	56,050.00	15,887.33	56,050.00
6626 - Landscape-Blvd/Parks	-	8,324.13	8,324.13	110,202.41	99,890.00	(10,312.41)	99,890.00
6629 - Maintenance Alleys	-	1,833.37	1,833.37	8,385.38	22,000.00	13,614.62	22,000.00
6673 - Commercial District Infrastructure	-	3,750.00	3,750.00	38,636.25	45,000.00	6,363.75	45,000.00
6675 - Snow Removal	-	7,500.00	7,500.00	25,992.50	24,000.00	(1,992.50)	24,000.00
6686 - Trees	-	8,643.37	8,643.37	60,136.57	103,720.00	43,583.43	103,720.00
6687 - Biking/Hiking Trails	-	1,916.63	1,916.63	12,790.00	23,000.00	10,210.00	23,000.00
Total Maintenance Expenses	5,861.86	43,971.74	38,109.88	383,145.43	461,660.00	78,514.57	461,660.00
Vehicle Expenses							
6691 - Vehicle Maint/Registration	339.31	146.00	(193.31)	1,332.35	1,774.00	441.65	1,774.00
6692 - Fuel	59.00	175.00	116.00	523.18	2,100.00	1,576.82	2,100.00
6693 - Mileage	-	100.00	100.00	-	400.00	400.00	400.00
8012 - Vehicle Insurance	874.99	149.00	(725.99)	1,056.37	1,810.00	753.63	1,810.00
Total Vehicle Expenses	1,273.30	570.00	(703.30)	2,911.90	6,084.00	3,172.10	6,084.00
Fixed Expenses							
8000 - Income Tax	4,973.35	1,110.00	(3,863.35)	21,587.44	4,440.00	(17,147.44)	4,440.00
8010 - Insurance	699.08	1,375.00	675.92	14,930.28	16,500.00	1,569.72	16,500.00
Total Fixed Expenses	5,672.43	2,485.00	(3,187.43)	36,517.72	20,940.00	(15,577.72)	20,940.00
Total Operating Fund Expense	78,742.07	94,312.72	15,570.65	1,005,114.54	1,048,890.00	43,775.46	1,048,890.00
Net Operating Fund Income (Loss)	(33,672.17)	(5,497.72)	(28,174.45)	124,913.54	-	124,913.54	-

Eagle Ranch Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Replacement Reserve Revenues							
4015 - Residential Reserve Assessments	6,567.00	7,007.00	(440.00)	83,710.00	84,150.00	(440.00)	84,150.00
4025 - Reserve Interest Revenue	13,033.86	3,125.00	9,908.86	34,443.69	12,500.00	21,943.69	12,500.00
4150 - Change in Value of Investment	5,153.35	-	5,153.35	7,463.10	-	7,463.10	-
4311 - Prior Year Surplus	-	-	-	538,399.74	-	538,399.74	-
Total Replacement Reserve Revenues	24,754.21	10,132.00	14,622.21	664,016.53	96,650.00	567,366.53	96,650.00
Total Reserve Income	24,754.21	10,132.00	14,622.21	664,016.53	96,650.00	567,366.53	96,650.00
Reserve Expense							
Replacement Reserve Expenses							
7000 - Reserve Expenses	(102,558.29)	-	102,558.29	-	-	-	-
Total Replacement Reserve Expenses	(102,558.29)	-	102,558.29	-	-	-	-
Replacement Reserve Expenses- Buildings							
7106 - Reserve Study	1,300.00	-	(1,300.00)	1,300.00	-	(1,300.00)	-
Total Replacement Reserve Expenses- Buildings	1,300.00	-	(1,300.00)	1,300.00	-	(1,300.00)	-
Replacement Reserve Expenses- Furniture, Fixtures, & Decor							
7200 - Reserve-FF&E-Admin PC (1)	-	153.75	153.75	-	1,845.00	1,845.00	1,845.00
7202 - Reserve-FF&E-Office Furniture	1,701.43	-	(1,701.43)	1,701.43	-	(1,701.43)	-
7205 - Reserve-FF&E-Admin PC (2)	-	153.75	153.75	-	1,845.00	1,845.00	1,845.00
Total Replacement Reserve Expenses- Furniture, Fixtures, & Decor	1,701.43	307.50	(1,393.93)	1,701.43	3,690.00	1,988.57	3,690.00
Replacement Reserve Expenses- Alleys							
7304 - Reserve-Alleys-Alleys (Parcel B Back Alley, 600 lineal feet) - Asphalt Overlay	-	4,057.50	4,057.50	23,495.50	48,690.00	25,194.50	48,690.00
7306 - Reserve-Alleys-Alleys (Parcel B, 2,700 lineal feet) - Asphalt Overlay	-	8,891.37	8,891.37	-	106,696.00	106,696.00	106,696.00
7308 - Reserve-Alleys-Alleys (Parcel D, 3,400 lineal feet) - Asphalt Overlay	-	12,813.87	12,813.87	-	153,766.00	153,766.00	153,766.00
Total Replacement Reserve Expenses- Alleys	-	25,762.74	25,762.74	23,495.50	309,152.00	285,656.50	309,152.00
Replacement Reserve Expenses- Irrigation							
7400 - Reserve-Irrigation-Aidan's Park and Parcel	-	772.50	772.50	-	9,270.00	9,270.00	9,270.00
7405 - Reserve-Irrigation-Newquist Park	-	666.63	666.63	-	8,000.00	8,000.00	8,000.00
7408 - Reserve-Irrigation-Parcel R Haystacker (Sawmill Cir) Pocket Park Irrigation	-	895.50	895.50	-	10,746.00	10,746.00	10,746.00
Total Replacement Reserve Expenses- Irrigation	-	2,334.63	2,334.63	-	28,016.00	28,016.00	28,016.00
Replacement Reserve Expenses- Parks							
7501 - Reserve-Parks-Aidan's Park and Parcel Structure	-	600.87	600.87	-	7,210.00	7,210.00	7,210.00

Eagle Ranch Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
7506 - Reserve-Parks-Parcel L Harrier Cir. Pocket Park Chip Replacement	-	391.75	391.75	-	4,701.00	4,701.00	4,701.00
7509 - Reserve-Parks-Parcel R Haystacker (Sawmill Cir) Pocket Park Play Structure	-	2,421.25	2,421.25	-	29,055.00	29,055.00	29,055.00
7510 - Reserve-Parks-Tree Replacement	22,500.00	995.12	(21,504.88)	22,500.00	11,941.00	(10,559.00)	11,941.00
Total Replacement Reserve Expenses- Parks	22,500.00	4,408.99	(18,091.01)	22,500.00	52,907.00	30,407.00	52,907.00
Replacement Reserve Expenses- Recreation Paths							
7601 - Reserve-Recreation Paths- Brush Creek Park-Capitol St – Sylvan Lake Rd (6700 lf)	-	7,280.87	7,280.87	-	87,370.00	87,370.00	87,370.00
7603 - Reserve-Recreation Paths- Brush Creek Park-Founders Ave – Brush Creek Rd (1700 lf)	-	944.13	944.13	-	11,330.00	11,330.00	11,330.00
7607 - Reserve-Recreation Paths- ER - School – Robbins Egg Ln (7650 lf)	39,593.04	-	(39,593.04)	39,593.04	-	(39,593.04)	-
7612 - Reserve-Recreation Paths- Hole 8 Golf Course-Seven Hermits Dr–W Haystacker Dr (650 lf)	-	749.37	749.37	-	8,992.00	8,992.00	8,992.00
7615 - Reserve-Recreation Paths- Open Space-Sylvan Lake Rd – Robbins Egg Ln (1000 lf)	-	-	-	12,075.00	-	(12,075.00)	-
7618 - Reserve-Recreation Paths- Sylvan Lake -Ewing Street – Brush Creek Rd (3100 lf)	10,000.00	1,545.00	(8,455.00)	25,030.00	18,540.00	(6,490.00)	18,540.00
7619 - Reserve-Recreation Paths- Sylvan Lake -Green Acres – School (3700 lf)	13,731.91	-	(13,731.91)	13,731.91	-	(13,731.91)	-
7620 - Reserve-Recreation Paths- Sylvan Lake -US Highway 6 – Hospital (1500 lf)	13,731.91	1,729.37	(12,002.54)	26,421.91	20,752.00	(5,669.91)	20,752.00
Total Replacement Reserve Expenses- Recreation Paths	77,056.86	12,248.74	(64,808.12)	116,851.86	146,984.00	30,132.14	146,984.00
Total Reserve Expense	-	45,062.60	45,062.60	165,848.79	540,749.00	374,900.21	540,749.00
Net Reserve Income (Loss)	24,754.21	(34,930.60)	59,684.81	498,167.74	(444,099.00)	942,266.74	(444,099.00)

Eagle Ranch Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Wildlife Fund Income							
Wildlife Fund Revenue							
4028 - Interest Income - Wildlife Fund	4,463.49	416.63	4,046.86	11,793.76	5,000.00	6,793.76	5,000.00
4061 - Transfer Fee-Wildlife Portion	899.99	12,412.50	(11,512.51)	164,329.52	148,950.00	15,379.52	148,950.00
Total Wildlife Fund Revenue	5,363.48	12,829.13	(7,465.65)	176,123.28	153,950.00	22,173.28	153,950.00
Total Wildlife Fund Income	5,363.48	12,829.13	(7,465.65)	176,123.28	153,950.00	22,173.28	153,950.00
Wildlife Fund Expense							
Wildlife Fund Expenses							
6011 - Accounting Fee- Wildlife fund	50.00	50.00	-	600.00	600.00	-	600.00
6031 - Management Fee-Wildlife Fund	83.37	83.37	-	1,000.00	1,000.00	-	1,000.00
7030 - Wildlife Fund Projects	-	12,612.50	12,612.50	39,869.32	151,350.00	111,480.68	151,350.00
Total Wildlife Fund Expenses	133.37	12,745.87	12,612.50	41,469.32	152,950.00	111,480.68	152,950.00
Fixed Expenses							
8000 - Income Tax	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total Fixed Expenses	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total Wildlife Fund Expense	133.37	12,829.24	12,695.87	41,469.32	153,950.00	112,480.68	153,950.00
Net Wildlife Fund Income (Loss)	5,230.11	(.11)	5,230.22	134,653.96	-	134,653.96	-

Eagle Ranch Association

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	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	4,927.17	300.00	4,627.17	13,011.69	1,200.00	11,811.69	1,200.00
Total Capital Improvement Revenue	4,927.17	300.00	4,627.17	13,011.69	1,200.00	11,811.69	1,200.00
Total Capital Improvement Income	4,927.17	300.00	4,627.17	13,011.69	1,200.00	11,811.69	1,200.00
Capital Improvement Expense							
Capital Improvement Expenses							
7040 - Capital Improvement Fund	(27,611.16)	300.00	27,911.16	-	1,200.00	1,200.00	1,200.00
7901 - Capital Improvement - New Bike Rack	5,175.46	-	(5,175.46)	5,175.46	-	(5,175.46)	-
7902 - Capital Improvement - Electrical Box Wraps	9,283.50	-	(9,283.50)	9,283.50	-	(9,283.50)	-
7903 - Capital Improvement - Commercial District Landscape	13,152.20	-	(13,152.20)	13,152.20	-	(13,152.20)	-
Total Capital Improvement Expenses	-	300.00	300.00	27,611.16	1,200.00	(26,411.16)	1,200.00
Total Capital Improvement Expense	-	300.00	300.00	27,611.16	1,200.00	(26,411.16)	1,200.00
Net Capital Improvement Income (Loss)	4,927.17	-	4,927.17	(14,599.47)	-	(14,599.47)	-
Net Total	1,239.32	(40,428.43)	41,667.75	743,135.77	(444,099.00)	1,187,234.77	(444,099.00)

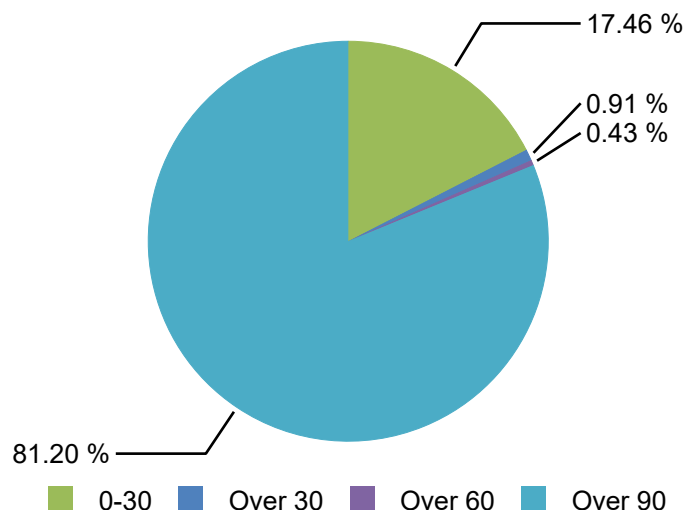
Eagle Ranch Association

AR Aging - 12/31/2023

SUMMARY

Charge	Balance
Annual HOA Operating Dues (50)	\$14,409.84
Annual HOA Reserves Dues (50)	\$2,805.00
Bank Return (1)	\$10.00
Beginning Balance (10)	\$9,980.10
Covenant Control Fine (1)	\$100.00
DRB Fees (2)	\$704.66
Interest (46)	\$441.26
Mowing (35)	\$5,675.00
Other Receivables (1)	\$300.00
Total	\$34,425.86

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
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
ER12139	\$34.90	\$34.90	\$34.90	\$2,735.73	\$2,840.43
Annual HOA Operating Dues	-	-	-	\$590.00	\$590.00
Annual HOA Reserves Dues	-	-	-	\$110.00	\$110.00
Interest	\$34.90	\$34.90	\$34.90	-	\$104.70
Beginning Balance	-	-	-	\$2,035.73	\$2,035.73
ER11708	-	-	-	\$1,592.69	\$1,592.69
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Bank Return	-	-	-	\$10.00	\$10.00
Beginning Balance	-	-	-	\$932.69	\$932.69
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
ER11954	\$169.66	\$4.66	\$4.66	\$699.50	\$878.48
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$4.66	\$4.66	\$4.66	-	\$13.98
Beginning Balance	-	-	-	\$349.50	\$349.50
Mowing	\$165.00	-	-	-	\$165.00

Eagle Ranch Association

AR Aging - 12/31/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER11660	\$5.12	\$5.12	\$5.12	\$768.65	\$784.01
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$5.12	\$5.12	\$5.12	-	\$15.36
Beginning Balance	-	-	-	\$418.65	\$418.65
ER12021	\$5.02	\$5.02	\$5.02	\$753.65	\$768.71
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$5.02	\$5.02	\$5.02	-	\$15.06
Beginning Balance	-	-	-	\$403.65	\$403.65
ER12247	\$5.02	\$5.02	\$5.02	\$753.65	\$768.71
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$5.02	\$5.02	\$5.02	-	\$15.06
Beginning Balance	-	-	-	\$403.65	\$403.65
ER12300	\$5.02	\$5.02	\$5.02	\$753.65	\$768.71
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$5.02	\$5.02	\$5.02	-	\$15.06
Beginning Balance	-	-	-	\$403.65	\$403.65
ER20146	\$519.66	-	-	-	\$519.66
Mowing	\$165.00	-	-	-	\$165.00
DRB Fees	\$354.66	-	-	-	\$354.66
ER11755	\$2.69	\$2.69	\$2.69	\$403.65	\$411.72
Annual HOA Operating Dues	-	-	-	\$295.00	\$295.00
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
Interest	\$2.69	\$2.69	\$2.69	-	\$8.07
Beginning Balance	-	-	-	\$53.65	\$53.65
ER12032	\$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
ER11358	\$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
ER11753	\$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 - 12/31/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER11442	\$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
ER11445	\$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
ER12094	\$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
ER11622	\$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
ER11732	\$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
ER12509	\$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
ER11717	\$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
ER11697	\$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
ER11591	\$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
ER11670	\$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 - 12/31/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER12450	\$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
ER12497	\$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
ER12609	\$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
ER12644	\$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
ER11830	\$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
ER11833	\$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
ER12526	\$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
ER12052	\$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
ER11933	\$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
ER12240	\$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 - 12/31/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER11544	\$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
ER12177	\$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
ER11512	\$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
ER11437	\$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
ER11584	\$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
ER11387	\$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
ER11961	\$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
ER12374	\$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
ER12536	\$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
ER12102	\$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 - 12/31/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER11819	\$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
ER12018	\$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
ER12793	-	-	-	\$350.00	\$350.00
DRB Fees	-	-	-	\$350.00	\$350.00
ER12637	-	-	-	\$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
ER11936	\$330.00	-	-	-	\$330.00
Mowing	\$330.00	-	-	-	\$330.00
ER12257	-	-	-	\$192.54	\$192.54
Annual HOA Operating Dues	-	-	-	\$137.54	\$137.54
Annual HOA Reserves Dues	-	-	-	\$55.00	\$55.00
ER12027	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12074	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12131	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12289	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER11882	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER22385	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER11814	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER11809	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00

Eagle Ranch Association

AR Aging - 12/31/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER11793	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER11931	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12436	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12410	-	\$165.00	-	-	\$165.00
Mowing	-	\$165.00	-	-	\$165.00
ER20474	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER11910	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12290	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12262	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12258	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12420	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12437	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER21228	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER17568	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12386	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12553	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12546	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12561	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12517	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00

Eagle Ranch Association

AR Aging - 12/31/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
ER12336	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER25681	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER12030	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER20323	\$165.00	-	-	-	\$165.00
Mowing	\$165.00	-	-	-	\$165.00
ER11652	-	-	-	\$153.65	\$153.65
Annual HOA Operating Dues	-	-	-	\$98.65	\$98.65
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
ER12082	\$60.00	-	-	-	\$60.00
Mowing	\$60.00	-	-	-	\$60.00
ER12278	\$5.00	-	-	-	\$5.00
Mowing	\$5.00	-	-	-	\$5.00
ER12615	-	-	\$2.33	-	\$2.33
Interest	-	-	\$2.33	-	\$2.33
ER12311	-	\$2.33	-	-	\$2.33
Interest	-	\$2.33	-	-	\$2.33
ER12091	\$2.33	-	-	-	\$2.33
Interest	\$2.33	-	-	-	\$2.33
ER11905	-	\$2.33	-	-	\$2.33
Interest	-	\$2.33	-	-	\$2.33
Total:	\$6,010.97	\$313.64	\$146.31	\$27,954.94	\$34,425.86
Property Count:	76	45	43	52	



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

Background: The Wildlife Committee has held one special meeting and one regular meeting since the last update to the Executive Board. Below is a summary of each meeting:

November 21, 2023

Brian Lieberman presented a partnership proposal with the Town of Eagle for an Educational & Interpretive Wildlife Signage Program that will see installation in the Spring of 2024. The Wildlife Committee was asked to contribute to the cost of manufacturing and installation of these educational signs. The Wildlife Committee approved funding of \$35,000 for this program.

February 12, 2024

Kate Sheldon requested the Committee consider funding a part-time enforcement officer for the remainder of the winter 2024 and the full season 2025. This request would be \$75,000 for the two-years. The Committee did not move forward with this request as the Town of Eagle is investigating investing in a new position that would allow enforcement specific to the Town boundaries. This program would be in addition to their IGA with Eagle County for Animal Control Services.

Kate Sheldon requested the Committee consider a cost-sharing program for residents to improve the soil health on individual properties. Ground Up Solutions presented their product to the Committee. Members are interested in pursuing soil health improvements on Open Space in an effort to pull Wildlife out of the residential areas to decrease wildlife harassment. Ground Up will be providing a cost estimate to the Committee for soil testing to determine what enhancements are required to improve Open Space soil health.

In response to HOA owner feedback at the Annual meeting, the committee will be working with me, as the coordinator, to update the website to include information related to projects completed with funding designated to the Committee and to provide information on how priorities are established for the use of funds.

Steve Lindstrom asked the Committee to consider the composition of the ERWC and asked if they felt they needed any changes. The Declarations do not allow for additional members to be added. However, similar to the DRB alternates could be added to the group. The Committee does not see any need to change the composition of the group at this time.

An Executive Session was held for a matter that the requesting party had requested to remain private and did not give permission to disclose information in a public setting.



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

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

1. November 16, 2023

A. Preliminary Review for new construction

- 2297 Eagle Ranch Road – Turnipseed Architecture – Approved
- 0091 East Double Hitch Road – Turnipseed Architecture – Approved
- 0203 North Penstemon Lane – Turnipseed Architecture – Approved
- 2090 East Haystacker – Turnipseed Architecture – Approved
- 1164 East Haystacker – Krueger Architecture - Tabled

B. Final Review for new construction

- 2220 East Haystacker – Turnipseed Architecture - Tabled

C. Change During Construction

- 2494 Eagle Ranch Road – Davis Architecture – Tabled

D. Presentation to the DRB by Eagle Valley Wildland

2. December 21, 2023

A. Preliminary Review for new construction

- 0203 Mount Jackson Court – Davis Architecture – Approved
- 2693 East Haystacker – Gabriella Design Architecture - Tabled

B. Final Review for new construction

- 2297 Eagle Ranch Road – Turnipseed Architecture – Approved
- 0091 East Double Hitch Road – Turnipseed Architecture – Approved
- 0203 North Penstemon Lane – Turnipseed Architecture – Approved
- 2090 East Haystacker – Turnipseed Architecture – Approved
- 2220 East Haystacker – Turnipseed Architecture – Approved

C. Discussion with the DRB for the potential Guidelines update

3. January 18, 2024

A. Preliminary Review for new construction

- 0153 Thresher Court – Maggie Fitzgerald Architecture – Approved
- 1164 East Haystacker – Krueger Architecture – Approved

B. Final Review for new construction

- 1074 Fourth of July Road – Martin Manley Architecture – Approved
- 0203 Mount Jackson Court – Davis Architecture – Approved

4. February 15, 2024

A. Preliminary Review for new construction

- 0095 Mount Jackson Court -Turnipseed Architecture - Approved

B. Final Review for new construction

- 0153 Thresher Court – Maggie Fitzgerald Architecture - Approved
- 0213 Harvester Court – Turnipseed Architecture - Approved
- 2023 Eagle Ranch Road – Gabriella Design Architecture - Approved

C. Introduction to the DRB of Eagle Valley Wildland representative Tim Swaner