

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 February 21, 2024, 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 (*partial attendance*)  
Eric Eves\*, Residential Director  
Clark Gundlach, Commercial Director  
Corina Lindley, Commercial Director  
Steve Lindstrom, Commercial Director  
Kevin Sharkey\*, Residential Director

Owners Present:

Mick Daly (*partial attendance*)  
Val Glimp (*partial attendance*)  
Dan Klein (*partial attendance*)  
Celena Olden (*partial attendance*)  
Kate Sheldon (*partial attendance*)

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch  
Jason Berghauer, EWH Design Review Administrator, Eagle Ranch  
Dave Crawford\*, EWH VP Operations  
Tiana Hill\*, EWH Association Accountant  
Alison Kent, Mauriello Planning Group (*partial attendance*)  
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. Steve Lindstrom called the meeting to order at 3:00 p.m. MST. A quorum of Directors was present.
2. Agenda Review. With consideration to the owners in attendance, Mr. Lindstrom suggested an Owner Forum be offered at the top of the agenda. The full Board agreed.
3. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the meeting held December 13, 2023 as presented.
4. Introduction. Jason Berghauer, newly hired Design Review Administrator, introduced himself.

5. Owner Forum.

- a. Celena Olden addressed the Board with a request to establish interpretative signage for community wildlife, including swallows and their nesting habits. Shelley Bellm responded that the Wildlife Committee has committed \$35,000 to the Town of Eagle for its wildlife interpretative signage. The signage renderings will be shared with Ms. Olden.
- b. Dan Klein, Val Glimp, and Ms. Olden expressed their support of Kate Sheldon's initiative for the appointment of an officer to help enforce the leash laws.

6. New Business.

- a. Wildlife Request. Kate Sheldon addressed the Board with requests to (i) consider the creation of an Eagle Ranch "Enforcement Ranger" position to act as liaison between the Wildlife Committee and Town of Eagle, and (ii) send a Letter of Support to the Town of Eagle on behalf of the Eagle Ranch Association to encourage the Town to create an Enforcement Ranger position for leash law enforcement. Ms. Sheldon fielded questions from the Board. The Board agreed to send a Letter of Support to the Town of Eagle on behalf of Eagle Ranch. Dave Crawford will create the first draft of the letter for Board review and feedback.

*(Kate Sheldon, Selena Olden, and Val Glimp left the meeting at this point, approximately 3:24 p.m.)*

- b. Design Review Guidelines. Alison Kent with Mauriello Planning Group fielded questions from the Board on the proposed "Agreement for Planning Purposes" to assist in the updating and streamlining of the Design Review Guidelines. Upon motion made and seconded, the Board approved the engagement of Mauriello Planning Group for the updating of the Design Review Guidelines. This will be treated as an unscheduled project allocated to the Capital Improvement Fund.
- c. Tracking Software. Shelley Bellm reviewed a proposal from Computer Software Inc. for the purchase and implementation of an improved Design Review tracking software. The initial investment is \$9,250, with an ongoing annual maintenance cost of \$6,600. Questions were fielded from the Board regarding functionality. Upon motion made and seconded, the Board approved the purchase of the proposed tracking software.

*(Mick Daly joined the meeting at this point, approximately 3:55 p.m.)*

*(Cameron Douglas left the meeting at this point, approximately 4:00 p.m.)*

- d. Commercial Funding Committee. Nick Richards proposed to the Board the establishment of a Commercial Funding Committee for the oversight of long-term funding to the Commercial District. Proposed composition of such Committee was discussed. Eagle Ranch Owner Mick Daly addressed the Board with a suggestion that the Committee have a broader scope of authority to support Commercial owners and reinvigorate the Commercial District. The Board shall further consider Committee composition and determinate a clear objective/mechanism of funding. Mr. Lindstrom noted that the Commercial Association has undertaken a third party Reserve Study which will help gain a better understanding of long-term funding needs. Further discussion will occur at the next meeting.
- e. Executive Board Roles & Responsibilities. Upon motion made and seconded, the Board repealed the previously adopted "Executive Board Roles & Responsibilities".

*(Mick Daly left the meeting at this point, approximately 4:30 p.m.)*

- f. Collection Strategy. Upon motion made and seconded, the Board approved proceeding with the collections process on accounts with an outstanding balance in excess of \$700.
7. Financials Report.
  - a. Investments. A breakdown of Eagle Ranch Investments as of December 31 2023 was distributed to the Board via the meeting packet.
  - b. Balance Sheet. Tiana Hill reviewed the Balance Sheet as of December 31, 2023. Total Assets and Total Liabilities & Fund Balances amount to \$5,803,169.
  - c. Income Statement. Management fielded questions on the Income Statement as of December 31, 2023. Management will change the description on Account 7903 to “Streetscaping”.
  - d. AR Aging. The AR Aging Report was distributed to the Board.
8. Committee Reports. Reports of the Wildlife Committee and Design Review Board (“DRB”) were distributed and reviewed. Mr. Lindstrom provided a verbal Housing Corp update.
9. Unfinished Business.
  - a. Class B Vehicle Parking. No further action required on Class B vehicle parking as determined by the HOA attorney. The attorney has communicated that the amendments to the Eagle Ranch Rules & Regulations regarding Commercial Use of Residential Units, Vehicle Parking and Storage are adequate. Sprinter vans of the class “B” designation are allowed to be parked in residential driveways provided no one is living in it. Per the Declaration Section 8.8.2, camper shells shall not be allowed to be parked in the driveway, unless used as the owner’s daily driver.
  - b. Dog Park. Work is ongoing; a dog park update will be provided at the next meeting.
10. 2024 Meeting Dates.
  - a. Board Meeting – May 15, 2024
  - b. Board Meeting – August 21, 2024
  - c. Board Meeting – November 20, 2024
  - d. Annual Meeting – December 11, 2024

There being no further business to come before the Board, the meeting was adjourned at 5:08 p.m. MST.

Respectfully submitted,

Emily Walz, Secretary