

MINUTES OF A 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 August 31, 2020 via teleconference. The following were in attendance via teleconference:

Scott Turnipseed, Residential Director  
Liz Adams, Residential Director  
Eric Eves, Residential Director  
Steve Lindstrom, Commercial Director  
John Shipp, Commercial Director  
David Viele, Commercial Director

Others Present:

Marc Ruh, EWH Facilities Manager, Eagle Ranch  
Erin Vega, EWH Association Manager, Eagle Ranch  
Amy Osborne, EWH Office Manager

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 Scott Turnipseed chaired the meeting.
2. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the Board Meeting held on June 10, 2020.
3. 6<sup>th</sup> PUD Amendment Contract. The Board discussed a contract for services to amend the Eagle Ranch PUD. The contract fee was approved with a ‘not to exceed’ amount of \$30,000. An estimate for completion was 2-3 months. Items to be reviewed during the Amendment process include (but are not limited to):
  - a. Increase maximum total residential units from 1295 to 1400 (pending parking req.)
  - b. Clarify parking and landscaping requirements in Commercial Center
  - c. Clarify definition for temporary housing, lock-off unit (consistent with TOE)
  - d. Increase ADU size to 900-1000 sq. ft. (consistent with County)
  - e. Increase Limits of Disturbance to 20,000 sq. ft. (improves wildfire defensible space)
  - f. Eliminate fire suppression system requirement in Highlands
  - g. Remove ‘Parcel and Tract’ identifiers – bring to current information (ex. Filings)
  - h. Eliminate RV parking on all streets
  - i. Amend Lot Combination Policy to reflect recent Board action
4. Residential Unit Allocation Request. Ms. Vega reported that a developer has requested approval for 16 residential units in the Eagle Ranch Commercial District. Per the Eagle Ranch PUD, there are a total of 35 residential units remaining for the entire Eagle Ranch Development. If the requested 16 units are built, only 19 residential units would remain for future development. The Board noted a potential hardship for Commercial Developers if the 6<sup>th</sup> PUD Amendment mentioned above is not approved to increase residential units to 1400. The Board requested further due diligence and a holistic approach to amend the PUD while addressing the parking

capacity and related development matters in the Commercial District. No further action will be taken by the HOA at this time.

5. Lot Combination Policy. The Board reviewed several lot combination scenarios and the related impacts on the HOA. It was determined that the Board would adopt a new Policy to prohibit lot combinations, unless the owner was vacating the lot line in order to build a home that utilized both lots. In this instance, the owner would still be assessed for two units (two votes and two dues).
6. PUD – Permitted Uses. The Board reviewed a recent request for a Veterinary Clinic in the Eagle Ranch Commercial District. The PUD identifies multiple Permitted Uses as well as Special Uses. All ‘Permitted and Special Uses’ are approved by the Town of Eagle per the Eagle Ranch PUD.
7. Other Business.
  - a. Construction Compliance. John Shipp mentioned a construction project near his home on Eagle Ranch Road that has brought complaints from neighbors, specifically due to excessive parking and trash. Marc Ruh has communicated these concerns to the owner and will continue monitoring the construction site for continued compliance with the Construction Regulations.
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 4:30 p.m. MDT.

Respectfully submitted,

Erin Vega, Recording Secretary