

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 October 21, 2020. The following were in attendance via teleconference or in person at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631:

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:

Dave Crawford, EWH Director of Operations
Paul Redmond, EWH Association Controller
Marc Ruh, EWH Assistant Association 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 4:03 p.m. MDT. A quorum of Directors was present, and Scott Turnipseed, as President, chaired the meeting.
2. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the Board Meeting held on August 31, 2020.
3. 2021 Budget. Marc Ruh reviewed the 2021 Proposed Budget, which reflects an overall increase of 1.76% from the prior year. Dues are proposed to remain the same at \$350 as an act of good faith to homeowners with consideration to the unstable economic climate. Upon motion made and seconded, the Board approved the 2021 Budget as presented.
4. 2021 Reserve. Reserve projects scheduled to be completed in 2021 were reviewed, with specific attention to Recreation Paths. Management will collect bids for an evaluation of the condition of paths throughout the community in order to more accurately project timing and cost of full replacement.

Upon motion made and seconded, the Board approved the 2021 Reserve projects.

5. PUD Amendment. Changes to the proposed 6th Amendment to the PUD were reviewed. It was reiterated that the proposed 6th Amendment would increase the number of residential units permitted in the community to 1,400. A parking study will be conducted to determine impact on parking capacity in the Commercial area.

6. Lot Combination Policy. Upon motion made and seconded, the Board approved the Policy for the Combination of Lots as amended.
7. 1200 Capitol. The developer of 1200 Capitol has requested 16 residential units, as only six are allowed per current PUD.
8. DRB Update.
 - a. Appointment. Upon motion made and seconded, the Board appointed Alicia Davis to the DRB to fill the vacancy created by the resignation of Dan Lambert.
 - b. Coordinator. Mr. Ruh proposed the creation of a DRB Coordinator position to assist the DRB Administrator. This position would initially be filled by Erin Vega as part of her transition from Association Manager.
 - c. Guidelines. Proposed updates to the Design Guidelines were reviewed. The Board was reminded that the DRB has full authority to amend the Guidelines on its own, but asked for Board support of the proposed changes. The Board was generally in favor of the updates.
 - d. Administrator. Amy Salter will be resigning as DRB Administrator at the end of this year. Management is currently searching for an Administrator to work in conjunction with the new DRB Coordinator.
9. Other Business.
 - a. Staffing. Marc Ruh will be promoted to Association Manager upon Erin Vega's departure. Ms. Vega will stay on staff as DRB Coordinator to assist with the management transition.
 - b. Director Terms. The terms of Eric Eves (Residential Director) and David Viele (Commercial Director) end at the upcoming Annual Meeting. Both Directors indicated their intention to seek re-election.
10. Future Meeting Dates.
 - a. Annual Meeting – December 2nd at 5:00 p.m. MST

There being no further business to come before the Board, the meeting was adjourned at 5:20 p.m. MDT.

Respectfully submitted,



Emily Walz, Secretary