

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 August 20, 2025, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, and via video/teleconference*.

Directors Present:

Liz Adams, Residential Director
Eric Eves*, Residential Director
Casey Glowacki*, Commercial Director
Clark Gundlach, Commercial Director
Corina Lindley*, Commercial Director
Tom Olden, Residential Director
Kevin Sharkey, Residential Director

Owners Present:

David Christian
Mary Dow
Ryan Gilmer*
Val Glimp
Jamie Harrison
John & Kate Ives
Kathleen Kennedy
James & Nancy Kozak
Paul Kulas*
Monica & Bobby Ladd
Debbie Murphy
Tom Murphy
Kate Sheldon
Dennis Weisman
Jessica Wheeler

Management Present:

Jason Berghauer, East West Hospitality (“EWH”) Assistant Community Manager, Eagle Ranch
Amy Brimmer*, EWH Assistant Controller
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 3:00 p.m. MDT. A quorum of Directors was present.
2. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the meetings held (i) May 20, 2025, and (ii) July 10, 2025.

3. Financials Report. Financials statements as of June 30, 2025 were distributed in advance of the meeting and questions were fielded from the Board.
 - a. Income Statement. As of June 30, 2025 the Association has recorded a Net Operating Surplus of \$121,852.
 - b. Balance Sheet. Amy Brimner reviewed the Balance Sheet as of June 30, 2025. Total Assets and Total Liabilities & Equities amount to \$5,577,649.

(Amy Brimner left the meeting at approximately 3:09 p.m.)

4. Wildlife Committee. Kate Sheldon, Wildlife Committee Member, made a request to the Board for a \$10,000 contribution to participate in a three-month Enforcement Officer Trial Program with Eagle Police Department. The Enforcement Officer would assist with the enforcement of the leash law and season trail closures. Owner Paul Kulas expressed concern with Ms. Sheldon's proposed plan for enforcement of the Eagle Ranch Wildlife Plan and wildlife protection. The Board raised various questions related to Ms. Sheldon's proposal, including potential liability to the Association which was requested to be evaluated by the Association insurance broker and attorney.

A motion was made and seconded to approve the requested \$10,000 contribution, subject to legal and insurance review. The motion passed with a vote of four (4) in favor and three (3) against.

5. Wildlife Committee Consulting Agreement. A motion was made and seconded to approve the Wildlife Protection and Enhancement Committee Administrator Services Agreement. The motion passed with a vote of six (6) in favor and one (1) against.

(Casey Glowacki left the meeting at this point, approximately 4:00 p.m.)

6. New Business.
 - a. Homeowner Letters.
 - i. Dennis Weisman summarized his letter to the Board dated August 6, 2025, outlining his concerns regarding a perceived lack of enforcement of Eagle Ranch Rules and Regulations. This prompted discussion of the current enforcement process, with clarification that the Association is required to follow the Policy for Enforcement of Covenants and Rules in compliance with the Colorado Common Interest Ownership Act ("CCIOA"). CCIOA establishes a strict notice procedure for rule violations and limits fines to a maximum of \$500 for violations that do not threaten public health or safety.

The Board agreed to form an owner committee to further evaluate enforcement practices and provide recommendations for improvement.
 - ii. Mary Dow presented her letter originally written to the Town of Eagle to install a speed table on the straight stretch of Eagle Ranch Road between the golf cart crossing and 4th of July Road.

7. Committee Reports.

- a. Design Review Board. A DRB report was distributed to the Board, including an update on construction activity and YTD Design Review Fees.

(Owners present left the meeting at this point; only Directors and those asked to participate in Executive Session remained in the meeting.)

- 8. Executive Session. The Board entered Executive Session at 4:29 p.m. to conduct homeowner violation hearings.

(Eric Eves left the meeting at this point: 4:45 p.m.)

The Board ended Executive Session at 5:22 p.m.

9. 2025 Meeting Dates.

- a. Budget Work Session – October 22, 2025
- b. Board Meeting – November 19, 2025
- c. Annual Meeting – December 10, 2025

There being no further business to come before the Board, the meeting was adjourned at 5:23 p.m. MDT.