

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 1, 2025, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, and via video/teleconference*.

Directors Present:

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

Directors Not Present:

Kevin Sharkey, Residential Director

Management Present:

Jason Berghauer, East West Hospitality (“EWH”) Assistant Community Manager, Eagle Ranch
Nick Richards, EWH Community Manager, Eagle Ranch

Others Present:

James Harrison* – ERWC Coordinator
Jessica Wheeler* - Homeowner
Dominic Mauriello* - Homeowner
Kate Sheldon – Homeowner
Lynn Leary – Homeowner
Blaine “Woody” Wadkamper - Applicant
Debbie Murphy – Homeowner
Thomas Murphy - Homeowner

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:33 p.m. MST. A quorum of Directors was present.
2. Unfinished Business.
 - a. The Board discussed the Design Review Board applicants.
 - b. By motion and second, the Board unanimously appointed Jim Crine and Andrew David Hardbourne to the Eagle Ranch Design Review Board.
 - c. The Board discussed the Wildlife Committee candidates.
 - d. By motion and second, the Board unanimously appointed Daiva Katieb to the Eagle Ranch Wildlife Committee.
3. Public Comment
 - a. Debbie Murphy, Lynn Leary, Blain Wadkamper and Kate Sheldon made statements to the Board.

4. 2025 Meeting Dates.

- a. Annual Meeting – December 10, 2025

There being no further business to come before the Board, the meeting was adjourned at 4:36 p.m. MST.