

**Action items bolded**

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 16, 2023, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Microsoft Teams video/teleconference\*.

Directors Present:

Liz Adams, Residential Director  
Eric Eves\*, Residential Director (*partial attendance*)  
Clark Gundlach, Commercial Director  
James Harrison\*, Residential Director (*partial attendance*)  
Steve Lindstrom, Commercial Director  
David Viele\*, Commercial Director

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch  
Tianna Hill\*, EWH Association Accountant  
Nicole Moore\*, EWH Association 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 2:05 p.m. MDT. A quorum of Directors was present.
2. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the meeting held May 17, 2023.
3. New Business.
  - a. Committee Roles and Responsibilities. Roles and Responsibilities for the Wildlife Committee and Design Review Board were distributed to the Board. Management addressed various Board questions raised via email prior to the meeting.

*(Jamie Harrison and Eric Eves joined the meeting at this point, approximately 2:15 p.m.)*

- b. Bicycle Racks. Upon motion made and seconded, the Board authorized the purchase of five (5) additional bicycle racks at a total of \$3,184 from the Capital Improvement Fund.
  - c. Asphalt Repair. Nick Richards reviewed bids received for repair of sections of Eagle Ranch roads to include seal coat, crack seal, and cut out/replacement where needed. **The Board requested a summary breakdown of the two (2) bids to include full scope and associated cost, plus proposed funding method.**

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4. Meeting Objection. Mr. Harrison objected to the Board Meeting based on concerns with appropriate notice procedures associated with the time change from 3:00 p.m. MDT to 2:00 p.m. MDT.

*(James Harrison left the meeting at this point, approximately 2:45 p.m.)*

5. New Business (Cont.).

- a. Name the Trail Campaign. Shelley Bellm reviewed community suggestions for the “Name the Trail” campaign for Section A (Hernage Creek Road to Harrier Circle) and Section B (Harrier Circle to Fourth of July Road). The Board agreed to name Section A “Rose Way” in honor of Eagle Ranch owner Kent Rose. The Board also selected either “Julie Jaunt” or “Julie Track” for Section B in honor of late Eagle Ranch owner Julie Bergsten. Management will defer to the Bergsten family for name selection.

6. Financial Report.

- a. Balance Sheet. Tianna Hill reviewed the Balance Sheet as of June 30, 2023. Total Assets and Total Liabilities & Fund Balances amount to \$7,073,595.
- b. Income Statement. Nicole Moore reviewed the Income Statement as of June 30, 2023, highlighting areas of variance from budgeted figures. Ms. Moore fielded questions from the Board.
- c. Capital Projects. **A Working Session will be coordinated in October to discuss Reserves and capital projects in advance of the November 15<sup>th</sup> Board Meeting.**

7. Other Business.

- a. Committee Reports. The minutes from the last meetings of the Wildlife Committee and Design Review Board were distributed to the Board prior to this meeting for their reference. Ms. Bellm updated the Board on potential policy change within DRB review based on increased design requests.
- b. Housing Corp. Mr. Lindstrom provided an update on Housing Corp Board composition to include the addition of Jim Adams to a one-year term and David Gadbourey to a two-year term.
- c. Committee Reports (Cont.). **The Board asked for Ms. Bellm to highlight the actions/approvals in DRB minutes for inclusion in the meeting packets going forward.**
- d. **The Board requested the addition of “Unfinished Business” to agendas and packets.**
- e. Mr. Lindstrom offered status updates on past discussion items, including; dog park improvements, potential installation of decorative overhead lights on Capitol, and the addition of electric vehicle (“EV”) chargers.
- f. Liz Adams will connect Eric Eves to Gregg Barrie at the Town of Vail in regards to enhancements to the street corner landscaping in the Highlands.

8. New Business (Cont.).

- a. Third Gulch Trail. The Board requested more information and proposal from Kent Rose and the Trails Alliance regarding the Third Gulch Trail Branch. The Board indicated they would be willing to provide support with more information.

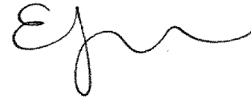
9. Unfinished Business.

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- a. **Tree Plan.** Mr. Richards indicated that Management is working on an alternative plan for ash tree replacement, which should be further discussed at the October Working Session.

There being no further business to come before the Board, the meeting was adjourned at 3:53 p.m. MDT.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'E. Walz', with a stylized, cursive flourish extending to the right.

Emily Walz, Secretary