



Eagle Ranch Association Regular  
Meeting of the Executive Board

Wednesday, May 15, 2024  
3:00 p.m. MDT

Eagle Ranch Office or  
Zoom Conference

[Click here to register meeting](#)

Agenda

- 1) Call to order, verify quorum.
- 2) Approval of Agenda
- 3) Approval of board minutes 5 min.
  - a) February 21, 2024
- 4) Public Input
- 5) Meeting specific topics / New Business 40 min.
  - a) Interviews & Appointment of a new DRB member 40 min.
  - b) Housing Corporation appointment. 5 min.
  - c) Wildlife enforcement liaison – Kate Sheldon 15 min.
  - d) Commercial Center Funding – Review and discuss ERCCA packet 30 min.
  - e) 1<sup>st</sup> quarter financials 20 min.
- 6) Other Business 5 min.
  - a) Committee Reports 5 min.
    - Wildlife
    - Design Review Board
    - Eagle Ranch Housing Corporation
  - b) Town of Eagle PUD / Annexation update of 16.500sqft.
  - c) Owner’s open lot mowing responsibilities.
- 7) Adjournment

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 February 21, 2024, at the Eagle County Building, 500 Broadway Street, Eagle, Colorado 81631, or via Microsoft Teams video/teleconference\*.

Directors Present:

Liz Adams\*, Residential Director  
Cameron Douglas\*, Residential Director (*partial attendance*)  
Eric Eves\*, Residential Director  
Clark Gundlach, Commercial Director  
Corina Lindley, Commercial Director  
Steve Lindstrom, Commercial Director  
Kevin Sharkey\*, Residential Director

Owners Present:

Mick Daly (*partial attendance*)  
Val Glimp (*partial attendance*)  
Dan Klein (*partial attendance*)  
Celena Olden (*partial attendance*)  
Kate Sheldon (*partial attendance*)

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch  
Jason Berghauer, EWH Design Review Administrator, Eagle Ranch  
Dave Crawford\*, EWH VP Operations  
Tiana Hill\*, EWH Association Accountant  
Alison Kent, Mauriello Planning Group (*partial attendance*)  
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. Steve Lindstrom called the meeting to order at 3:00 p.m. MST. A quorum of Directors was present.
2. Agenda Review. With consideration to the owners in attendance, Mr. Lindstrom suggested an Owner Forum be offered at the top of the agenda. The full Board agreed.
3. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the meeting held December 13, 2023 as presented.
4. Introduction. Jason Berghauer, newly hired Design Review Administrator, introduced himself.

5. Owner Forum.

- a. Celena Olden addressed the Board with a request to establish interpretative signage for community wildlife, including swallows and their nesting habits. Shelley Bellm responded that the Wildlife Committee has committed \$35,000 to the Town of Eagle for its wildlife interpretative signage. The signage renderings will be shared with Ms. Olden.
- b. Dan Klein, Val Glimp, and Ms. Olden expressed their support of Kate Sheldon's initiative for the appointment of an officer to help enforce the leash laws.

6. New Business.

- a. Wildlife Request. Kate Sheldon addressed the Board with requests to (i) consider the creation of an Eagle Ranch "Enforcement Ranger" position to act as liaison between the Wildlife Committee and Town of Eagle, and (ii) send a Letter of Support to the Town of Eagle on behalf of the Eagle Ranch Association to encourage the Town to create an Enforcement Ranger position for leash law enforcement. Ms. Sheldon fielded questions from the Board. The Board agreed to send a Letter of Support to the Town of Eagle on behalf of Eagle Ranch. **Dave Crawford will create the first draft of the letter for Board review and feedback.**

*(Kate Sheldon, Selena Olden, and Val Glimp left the meeting at this point, approximately 3:24 p.m.)*

- b. Design Review Guidelines. Alison Kent with Mauriello Planning Group fielded questions from the Board on the proposed "Agreement for Planning Purposes" to assist in the updating and streamlining of the Design Review Guidelines. Upon motion made and seconded, the Board approved the engagement of Mauriello Planning Group for the updating of the Design Review Guidelines. This will be treated as an unscheduled project allocated to the Capital Improvement Fund.
- c. Tracking Software. Shelley Bellm reviewed a proposal from Computer Software Inc. for the purchase and implementation of an improved Design Review tracking software. The initial investment is \$9,250, with an ongoing annual maintenance cost of \$6,600. Questions were fielded from the Board regarding functionality. Upon motion made and seconded, the Board approved the purchase of the proposed tracking software.

*(Mick Daly joined the meeting at this point, approximately 3:55 p.m.)*

*(Cameron Douglas left the meeting at this point, approximately 4:00 p.m.)*

- d. Commercial Funding Committee. Nick Richards proposed to the Board the establishment of a Commercial Funding Committee for the oversight of long-term funding to the Commercial District. Proposed composition of such Committee was discussed. Eagle Ranch Owner Mick Daly addressed the Board with a suggestion that the Committee have a broader scope of authority to support Commercial owners and reinvigorate the Commercial District. The Board shall further consider Committee composition and determinate a clear objective/mechanism of funding. Mr. Lindstrom noted that the Commercial Association has undertaken a third party Reserve Study which will help gain a better understanding of long-term funding needs. Further discussion will occur at the next meeting.
- e. Executive Board Roles & Responsibilities. Upon motion made and seconded, the Board rescinded the previously adopted "Executive Board Roles & Responsibilities".

*(Mick Daly left the meeting at this point, approximately 4:30 p.m.)*

- f. Collection Strategy. Upon motion made and seconded, the Board approved proceeding with the collections process on accounts with an outstanding balance in excess of \$700.
7. Financials Report.
    - a. Investments. A breakdown of Eagle Ranch Investments as of December 31 2023 was distributed to the Board via the meeting packet.
    - b. Balance Sheet. Tiana Hill reviewed the Balance Sheet as of December 31, 2023. Total Assets and Total Liabilities & Fund Balances amount to \$5,803,169.
    - c. Income Statement. Management fielded questions on the Income Statement as of December 31, 2023. **Management will change the description on Account 7903 to “Streetscaping”.**
    - d. AR Aging. The AR Aging Report was distributed to the Board.
  8. Committee Reports. Reports of the Wildlife Committee and Design Review Board (“DRB”) were distributed and reviewed. Mr. Lindstrom provided a verbal Housing Corp update.
  9. Unfinished Business.
    - a. Class B Vehicle Parking. No further action required on Class B vehicle parking as determined by the HOA attorney. The attorney has communicated that the amendments to the Eagle Ranch Rules & Regulations regarding Commercial Use of Residential Units, Vehicle Parking and Storage are adequate. Sprinter vans of the class “B” designation are allowed to be parked in residential driveways provided no one is living in it. Per the Declaration Section 8.8.2, camper shells shall not be allowed to be parked in the driveway, unless used as the owner’s daily driver.
    - b. Dog Park. Work is ongoing; a dog park update will be provided at the next meeting.
  10. 2024 Meeting Dates.
    - a. Board Meeting – May 15, 2024
    - b. Board Meeting – August 21, 2024
    - c. Board Meeting – November 20, 2024
    - d. Annual Meeting – December 11, 2024

There being no further business to come before the Board, the meeting was adjourned at 5:08 p.m. MST.

Respectfully submitted,

Emily Walz, Secretary



3/27/24 2:27 PM

<https://www.eagleranchhoa.net/>

## Design Review Board Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Design Review Board.

First Name: Amy

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Last Name: Allison

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Email: ae.allison@icloud.com

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Phone Number: 9704010926

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Employer: SAP America

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Are you a resident of Eagle Ranch?:  Yes  
 No

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Physical Address: 674 Hernage Creek Rd

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Please list any related experience (Architectural, Construction, etc.), including any current or previous HOA Board service::

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Commercial and residential real estate experience and worked at Architecture firm for 5 years

What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?:

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Ensuring alignment to Eagle Ranch standards and code, design, and future development that embraces our community standards

Additional Comments::

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Over 25 years experience in business & father is an AIA architect



5/3/24 10:38 AM

<https://www.eagleranchhoa.net/>

## Design Review Board Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Design Review Board.

First Name: Brian

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Last Name: Dalrymple

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Email: brianmdal@gmail.com

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Phone Number: 970-390-6533

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Employer: Medtronic Diabetes

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Are you a resident of Eagle Ranch?:  Yes  
 No

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Physical Address: 22 Callie Clark Court

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Please list any related experience (Architectural, Construction, etc.), including any current or previous HOA Board service::

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2001-2012 Board Member and President of Gore Creek Meadows HOA (East Vail)  
2013-2018 Board Member of Village Homes HOA (Eagle Ranch)

What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?:

Being an HOA board member or a DRB board member is a thankless but necessary job and it's one of the best ways you can give back to your local residential community. I'm a firm believer that the fruit of this life is good character and acts for the common good, and serving on HOA and DRB boards takes (and builds) strong character and even stronger relationships with your neighbors, and volunteering to work on them helps the common good of the local community and the community at large. I don't have any particular areas of oversight that I'm more interested in than any others.

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Additional Comments::

I know that vacancies on these HOA and DRB boards can be problematic, especially in creating harmony and unity amongst neighbors as they all move towards creating their ideal home. I saw the vacancy and am throwing my hat in the ring to do my duty for the community where I live if needed. Cheers.

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5/3/24 3:01 PM

<https://www.eagleranchhoa.net/>

## Design Review Board Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Design Review Board.

First Name: David

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Last Name: Burns

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Email: david@girsarchitects.com

---

Phone Number: 9706881176

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Employer: Burns-Gies Architects

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Are you a resident of Eagle Ranch?:  Yes  
 No

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Physical Address: 823 Sylvan Lake Road

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Please list any related Architect experience (Architectural, Construction, etc.), including any current or previous HOA Board service::

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What opportunities for Architectural vision areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?:

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Additional Comments::

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4/9/24 6:58 AM

<https://www.eagleranchhoa.net/>

## Design Review Board Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Design Review Board.

First Name: Jasen

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Last Name: Brown

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Email: jasenbrown@hotmail.com

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Phone Number: 3032486268

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Employer: Marriott International

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Are you a resident of Eagle Ranch?:  Yes  
 No

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Physical Address: 105 Ewing st

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Please list any related experience (Architectural, Construction, etc.), including any current or previous HOA Board service::

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Director of engineering for both Ritz-Carlton Hotels

What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?:

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Ensuring continuity within construction while still allowing for personal design

Additional Comments::

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3/28/24 11:11 AM

<https://www.eagleranchhoa.net/>

## Design Review Board Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Design Review Board.

First Name: JEFF

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Last Name: TUCKER

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Email: battle4land@yahoo.com

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Phone Number: 305-238-5817

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Employer: consultant

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Are you a resident of Eagle Ranch?:  Yes  
 No

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Physical Address: 512 Hernage Creek Road

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Please list any related experience (Architectural, Construction, etc.), including any current or previous HOA Board service::

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Bach of Architecture Certified General Contract

What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?:

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Architectural and construction background

Additional Comments::

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Representative of owner of property in Eagle Ranch



5/2/24 10:59 AM

<https://www.eagleranchhoa.net/>

## Design Review Board Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Design Review Board.

First Name: John

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Last Name: Krueger

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Email: john@jkovail.com

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Phone Number: 9704711203

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Employer: John Krueger

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Are you a resident of Eagle Ranch?:  Yes  
 No

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Physical Address: 77 Seven Hermits

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Please list any related experience (Architectural, Construction, etc.), including any current or previous HOA Board service::

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General Contractor 30 years

What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?:

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General construction experience.

Additional Comments::

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I would hope to be an asset to the DR Team.





4/22/24 4:41 PM

<https://www.eagleranchhoa.net/>

## Design Review Board Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Design Review Board.

First Name: John

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Last Name: Neal

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Email: jrnesn615@gmail.com

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Phone Number: 3038800339

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Employer: Retired

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Are you a resident of Eagle Ranch?:  Yes  
 No

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Physical Address: 94 E Foxglove Ln, Eagle, CO 81631

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Please list any related experience (Architectural, Construction, etc.), including any current or previous HOA Board service::

Former HOA Board President

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What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?:

Thoughtful, careful, detail-oriented and practical.

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Additional Comments::

I believe that if rules have been established they should be followed.

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5/3/24 9:51 AM

<https://www.eagleranchhoa.net/>

## Design Review Board Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Design Review Board.

First Name: Julie Anne

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Last Name: Spinnato

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Email: julie@studiospinnato.com

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Phone Number: 970-390-5836

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Employer: self-- Studio Spinnato, Inc.

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Are you a resident of Eagle Ranch?:  Yes  
 No

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Physical Address: 6493 Everett Street, Arvada, CO 80004

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Please list any related experience (Architectural, Construction, etc.), including any current or previous HOA Board service::

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I graduated with a B. Arch from Carnegie Mellon University in 2000, I worked for 3 different architecture firms in the Vail Valley including Davis Partnership, RKD and Morter before founded my own firm in 2007. I have been on the Eagle Vail DRB, I am on the Arvada Chamber of Commerce in the Affordable Housing Council and am currently in the Jefferson County Construction Sector Coalition.

What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?:

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I have 24 years in design and architecture with most of my experience in mountain communities

Additional Comments::

We are under contract on a property at 1044 Fourth of July Road. We plan to relocated to Eagle August 2025.

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4/10/24 11:53 AM

<https://www.eagleranchhoa.net/>

## Design Review Board Member Application

Complete this form to indicate your interest in serving on the Eagle Ranch Association Design Review Board.

First Name: Kristen

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Last Name: Olsen

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Email: kbunn21@gmail.com

---

Phone Number: 7202892377

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Employer: Self-employed

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Are you a resident of Eagle Ranch?:  Yes  
 No

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Physical Address: 23 Horton Street

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Please list any related experience (Architectural, Construction, etc.), including any current or previous HOA Board service::

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My mom is an architect so I grew up watching her but I don't have design experience beyond that.

What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?:

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I am interested in maintaining the Eagle Ranch aesthetics and making sure that designs stay true to the original plans. Living in the neighborhood makes me interested in keeping the neighborhood as a clean and consistent place.

Additional Comments::

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# Ongoing Enforcement issues with Off-Leash Dogs

● WE NOW HAVE AN ORDINANCE, BUT STILL LACK ENFORCEMENT

-POLICE ENFORCEMENT: RON DELP/EAGLE PD SAID OFF-LEASH DOGS ARE *LOW-PRIORITY* WHICH IS WHY THEY HAVEN'T WRITTEN TIX

-ANIMAL CONTROL ENFORCEMENT IS SPREAD THIN: EL JEBEL TO RED CLIFF WITH ONLY ONE OFFICER ON AT ANY TIME & THEY DON'T PATROL WEEKENDS WHEN MAJORITY VIOLATIONS OCCUR

● 64+ % DOGS STILL OFF-LEASH ON HAYMAKER (LAST YEAR 74% OFF-LEASH) AFTER 2 YEARS/\$75,000 OF *RESPECT THE WILD*

● NEW SIGNAGE ON EAGLE RANCH GOLF COURSE IN MARCH LISTED FINE\$ & HAD SPECTACULAR AND VERY QUICK SUCCESS

● A NUMBER OF OWNERS CONTACTED ER HOA IN SUPPORT OF THESE SIGNS WHICH LISTED FINE\$, AND ASKED FOR ADDITIONAL SIGNS

● PEOPLE WILL EVENTUALLY KNOW THERE'S LACK OF ENFORCEMENT, AS EVIDENCED BY THE ELECTED TOWN OFFICIAL WHO CONTINUED TO RUN HER DOGS OFF-LEASH IN EAGLE RANCH ALL WINTER

## ToE Open Space Position regarding Enforcement Officer:

→  **Brian Lieberman TOE** 1/17/24  
To: Kate Sheldon & 4 more... > 

### Open Space Enforcement Question Follow Up

Hi Kate,

I am writing to provide some information on your question about open space enforcement and Eagle County Animal Services.

The Town Council has directed Town staff to conduct research on the costs, training, partnerships, job descriptions, and legal requirements involved in hiring a full-time Open Space Enforcement Ranger in Eagle. This position will be proposed as a part of the 2025 budgeting process, and it will be determined at that point if it is feasible given the lower revenues in the Open Space Fund.

The position is not likely to be filled before spring, but there is a possibility that the ranger could start in the fall/winter of 2024, if the position is funded.

The Open Space Enforcement Ranger would have the authority to provide education and enforce the Town's leash law, as well as other open space rules such as closure violations and wildlife harassment.

The Town staff believes that hiring an open space enforcement ranger would be a better approach to tackle off-leash dog issues and border open space education, rather than providing funding to another Eagle County Animal Services position.

Let me know if you have any questions.

Thanks,

**Brian Lieberman**

Open Space and Trails Manager

**TOWN OF EAGLE**

1050 Chambers Ave, PO Box 609, Eagle, Co 81631

O: 970-328-6542 C: 970-404-9710

**CLICK BELOW FOR TOWN WEBSITE, NEWS,  
EVENTS OR TO PROVIDE FEEDBACK:**





(JULY 2022)



Enforcement is #1 of 49 items

ASSIGNED:

\$100,000 for Trail Projects including 24+ miles of new trails construction (ToE Open Space Fund)

\$45,000 for Dog Park (ToE Capital Improvements Sales Tax Fund)

\$200,000 for Bike Park (#34) (ToE Capital Improvements Sales Tax Fund)

\$0 for Enforcement

HIGH (0-3 YEARS)

- OS1. Enforcement Officer/Ranger
- OS2. Habitat Improvement Projects
- OS5. Regional Habitat Studies
- OS6. Ecological Assessments
- OS9. Wetlands
- OS10. Fuels Management
- OS11. Noxious Weeds Management
- OS13. Unsanctioned Trail Management
- OS14. Restoration Brush Creek/Eagle River
- AE1. Wildlife Education
- AE2. Natural Resource Education
- T3. Trail Hubs
- T8. Haymaker/Road Gulch/3 Sisters
- M1. Re-Routes
- M3. Trail Maintenance Collaboration
- M4. Early Season Maintenance
- M7. Quarterly Meeting
- M8. Maintenance Tracking System
- M9. Annual Maintenance Plan
- SF1. Haymaker Trailhead
- SF3. Wayfinding Signage
- SF5. Replaceable + Replicable Signage
- SF6. Motorized Access
- SF8. BLM Camping Level



Chapter 4: Implementation and Funding



HIGH (0-3 YEARS)

- OS1. Enforcement Officer/Ranger
- OS2. Habitat Improvement Projects
- OS5. Regional Habitat Studies
- OS6. Ecological Assessments
- OS9. Wetlands
- OS10. Fuels Management
- OS11. Noxious Weeds Management
- OS13. Unsanctioned Trail Management
- OS14. Restoration Brush Creek/Eagle River
- AE1. Wildlife Education
- AE2. Natural Resource Education
- T3. Trail Hubs
- T8. Haymaker/Road Gulch/3 Sisters
- M1. Re-Routes
- M3. Trail Maintenance Collaboration
- M4. Early Season Maintenance
- M7. Quarterly Meeting
- M8. Maintenance Tracking System
- M9. Annual Maintenance Plan
- SF1. Haymaker Trailhead
- SF3. Wayfinding Signage
- SF5. Replaceable + Replicable Signage
- SF6. Motorized Access
- SF8. BLM Camping Level



MEDIUM (4-6 YEARS)

- OS8. Open Space Management Plans
- OS12. Adjacent Property Weed Coordination
- AE3. Spanish Signage + Maps
- AE5. Creative User Etiquette Signage
- AE6. Etiquette Standards
- AE7. Messaging System
- AE8. Beginner Friendly Opportunities
- T4. Motorized Dead-ends
- T5. Support Horse Access
- T6. Bike Skills Park
- T7. Use Changes
- T9. Dirt Surfer Discussion
- M2. Unsanctioned Trails
- M5. Trail Conditions Facebook
- M6. Haymaker Testing Ground
- SF2. Trailheads Access
- SF4. Visitor Information Strategy
- SF7. In-Town Camping
- SF9. BLM Camping Services
- P1. E-bikes



LOW (7-10 YEARS)

- OS7. Spatial Inventory of Town Open Spaces
- T10. Hermit Discussion
- T11. Forest Service Discussion
- SF10. BLM Camping Capacity
- P3. Permitting Structure

ADVOCACY/CONTINUED INITIATIVES

- OS3. Dog Control Policies
- OS4. Dog/Wildlife Conflict
- OS15. Restoration Organization Support
- OS16. Restoration Efforts Coordination
- OS17. Open Space Acquisition
- OS18. Development Standards
- OS19. ACEC/SRMA
- OS20. Open Space Budgeting
- OS21. Consistent Funding Source
- T2. Criteria Development
- T12. Funding Relationships/Restoration Opportunities
- SF11. Trailhead w/ Wildlife in Mind
- M10. Trail Organization Support
- M11. Adopt-A-Trail
- P2. Seasonal Wildlife Closures
- P4. Trail Sustainability
- P5. Unsanctioned Trail Policy

# EAGLE RANCH ASSOCIATION

Eagle, Colorado



## Wildlife Protection Board



Established per Sections 5.9.1 and 5.9.2  
of Declaration for Eagle Ranch for the  
purpose of protecting and managing  
wildlife within, affecting or affected  
Eagle Ranch.



5. For each additional recurrence of the same type of violation, or if a violation continues beyond sixty (60) days after an owner receives notice, an additional fine will be assessed in the amount equal to double the amount of the previous fine. With respect to a continuing violation, the additional fine will be assessed every four (4) days beyond the sixty (60) day period during which the violation continues. The aggregate amount of fines which may be charged against an owner for the recurrence or continuation of one type of violation shall be \$10,000.

Each violation of the Plan, even if based on the same situation or animal, shall be considered a separate offense for the purpose of this section.

If any owner does not pay a fine which has been assessed due to a violation of the Plan within thirty (30) days of receipt of the notice to pay the fine, then the late payment or nonpayment shall be considered a separate offense for which the owner can be fined on the same terms a set above. In other words, an owner may owe one amount for violating a specific provision of the Plan and owe another amount for not timely paying the fine for such violation.

If the association or its authorized agent(s) knowingly fail to enforce the Plan the association will be in violation and will be fined according to the fine structure outlined under this section.

The fines collected under this section of the Plan shall be deposited in the account of the Eagle Ranch Wildlife Protection Board to be used in accordance with the budget of such entity provided, however, an amount equal to up to fifteen percent (15%) of the amount of the fines collected may be applied to the costs incurred by the association to administer and enforce this section.

## 1.16 ENFORCEMENT

The authority to enforce the terms of this Plan is granted to the Eagle Ranch homeowners' association. In the event that there is a violation of this Plan by an owner within eagle Ranch, then the following procedures shall be taken by the owner's association to enforce the terms hereof:

1. The owner violating the Plan shall first receive a written warning of the violation.
2. If a second offense occurs by an owner of the same type of violation or the owner does not correct the initial violation within one (1) calendar day after receiving notice (or such reasonable time is necessary in order for the owner to correct violation), then a fine of \$100 will be assessed against the owner.
3. Upon occurrence of a third offense of the same type of violation or the continuation of a violation in excess of two (2) calendar days after the owner receives notice, a fine of \$150 will be assessed against the owner.
4. Upon occurrence of fourth offense of the same type of violation or the continuance of a violation in excess of four (4) calendar days after the owner receives notice, a fine of \$300 will be assessed against the owner. In addition, the association may take such action as is reasonably necessary to cause the violation to cease, including entry on the property of the owner. For example, in the event of a pet or livestock violation, the animal(s) which are in violation may be removed from the owner's property for permanent disposition if prohibited or for a period of six (6) months if the animal(s) are permitted but are violating the Plan. Enforcement of animal violations will be made only with respect to the express provisions of this Plan (or as otherwise set forth in the homeowner documents of the association). Rules and laws of the Town of Eagle (such as those regarding leash requirements, barking, etc.) shall be enforced by the Town.



## Winter Trail Ambassador

The Winter Trail Ambassador was challenging. The off-leash dog owners encountered fell into the “I don’t care about the rules” group. Conversations were angry and confrontational. Enforcement is needed to change.

- 58 hours on the trail with additional 18.5 hours IYCC
- Timing was challenging
- No authority to enforce made conversations difficult
- Safety is #1 concern moving forward



NOW

SB acquires Letters of Support

JULY thru DECEMBER

SB attends ToE Budget meetings with goal for Enforcement Ranger to be fully funded in 2025 Budget

JANUARY 1, 2025

Enforcement Ranger begins

# Community Liaison

REPRESENT THE COMMUNITY OF EAGLE RANCH ADVOCATING TO T.O.E. FOR AN ENFORCEMENT RANGER FOR OFF-LEASH DOGS & WILDLIFE PROTECTION

SHELLEY BELLM



## METRO DISTRICTS

Avon  
Red Sky  
Edwards  
Cordillera  
Bachelor Gulch  
Buckhorn Valley  
Chatfield Corners  
Homestead  
Beaver Creek  
Eagle-Vail

## TOWNS

Town of Avon  
Town of Gypsum  
Town of Minturn  
Town of Vail  
Town of Eagle

## NON-PROFITS

EVLT  
VVF  
BHA  
Wildlife Roundtable  
Defenders of Wildlife  
Walking Mountains  
Eagle River Coalition  
Vail Bighorn Sheep Initiative  
ER Watershed

## HOA/POAS

Frost Creek  
Cordillera  
Terrace  
Orchard  
Brightwater  
Edwards  
Red Sky  
Homestead  
Beaver Creek  
Eagle-Vail  
Vail  
ER SubHOAs

SB acquires Letters of Support from:

# PROJECT COMPENSATION: FOR COMMUNITY LIAISON BASED ON ERWC COMPENSATION

## TASKS

- ➔ Email/phone comms with 35+ entities
- ➔ Present to Town Govts: Avon, Vail, Minturn, Gypsum (Virtually)
- ➔ Contrast other established CO Open Spaces Ranger job descriptions
- ➔ Meetings with Town of Eagle during Budget talks (Virtually)

## FUNDING PARTICIPATION

✓ \$1,440 ER Wildlife Committee  
➔ \$1,440 ER HOA  
\$1,440 ER Metro District  
\$4,320 Total

thank you!



FUND: OPEN SPACE

**SUMMARY OF EXPENDITURES**

	ACTUAL 2021	ACTUAL 2022	BUDGET 2023	REVISED 2023	BUDGET 2024	% CHANGE FROM PY	\$ CHANGE FROM PY
PERSONNEL	\$ 103,774	\$ 143,309	\$ 179,260	\$ 188,124	\$ 191,761	2%	\$ 8,864
MATERIALS & SUPPLIES	9,054	8,048	14,675	12,255	14,475	18%	(2,420)
CHARGES FOR SERVICES	30,671	69,621	136,517	150,250	108,910	-28%	13,733
DISCRETIONARY FUNDING	1,614	10,000	-	-	-	-	-
FIXED CHARGES	61,638	1,591	2,205	2,205	1,000	-55%	0
CAPITAL EXPENDITURES	-	97,128	170,500	48,000	305,000	535%	(122,500)
TRANSFERS TO OTHER FUNDS	-	13,328	15,990	15,990	11,159	0%	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 206,750</b>	<b>\$ 343,025</b>	<b>\$ 519,146</b>	<b>\$ 416,824</b>	<b>\$ 632,305</b>	<b>52%</b>	<b>#####</b>

CPW says we may not be sustainable in 20 years



**OPEN SPACE PRESERVATION FUND SUMMARY**

	ACTUAL 2022	BUDGET 2023	REVISED 2023	BUDGET 2024	% CHANGE FROM PY	\$ CHANGE FROM PY
<b>FUND BALANCES (Beginning):</b>						
COMMITTED FUND BALANCE	\$ 694,982	\$ 712,387	\$ 765,934	\$ 813,443	6%	\$ 47,509
<b>TOTAL FUND BALANCES (Beginning)</b>	<b>\$ 694,982</b>	<b>\$ 712,387</b>	<b>\$ 765,934</b>	<b>\$ 813,443</b>	<b>6%</b>	<b>\$ 47,509</b>
<b>REVENUES</b>						
81-430-10 Lodging Tax	\$ 249,550	\$ 252,350	\$ 264,033	\$ 272,000	3%	\$ 7,967
81-430-15 Penalty & Interest	656	500	300	500	67%	200
81-430-20 Interest on Investments	11,708	14,000	35,000	25,000	-29%	(10,000)
81-431-00 State Grants	-	10,000	15,000	-	-100%	(15,000)
81-433-00 Other Grants	2,062	10,000	-	35,000	-	35,000
81-437-10 Transfer from General Fund	150,000	150,000	150,000	150,000	0%	-
<b>TOTAL REVENUES</b>	<b>\$ 413,977</b>	<b>\$ 436,850</b>	<b>\$ 464,333</b>	<b>\$ 482,500</b>	<b>4%</b>	<b>\$ 18,167</b>
<b>TOTAL SOURCES</b>	<b>\$ 1,108,959</b>	<b>\$ 1,149,237</b>	<b>\$ 1,230,267</b>	<b>\$ 1,295,943</b>	<b>5%</b>	<b>\$ -</b>
<b>EXPENDITURES</b>						
Operating Expenses	\$ 232,569	\$ 332,656	\$ 352,834	\$ 316,146	-10%	\$ (36,688)
Capital Expenditures	97,128	170,500	48,000	305,000	535%	257,000
Transfers-Out	13,328	15,990	15,990	11,159	-30%	(4,831)
<b>TOTAL EXPENDITURES</b>	<b>\$ 343,025</b>	<b>\$ 519,146</b>	<b>\$ 416,824</b>	<b>\$ 632,305</b>	<b>52%</b>	<b>\$215,481</b>
<b>NET SOURCE (USE) OF FUNDS</b>	<b>\$ 70,952</b>	<b>\$ (82,296)</b>	<b>\$ 47,509</b>	<b>\$ (149,805)</b>	<b>-415%</b>	<b>#####</b>
<b>FUND BALANCES (Ending):</b>						
COMMITTED FUND BALANCE	\$ 765,934	\$ 630,091	\$ 813,443	\$ 663,638	-18%	#####
<b>TOTAL FUND BALANCE (Ending)</b>	<b>\$ 765,934</b>	<b>\$ 630,091</b>	<b>\$ 813,443</b>	<b>\$ 663,638</b>	<b>-18%</b>	<b>#####</b>



**EAGLE RANCH COMMERCIAL CENTER ASSOC.  
BALANCE SHEET  
MARCH 31, 2024**

<b>ASSETS</b>	<b>Operating Fund</b>	<b>Reserve Fund</b>	<b>Total</b>
Cash - Alpine Bank	\$ 18,529		\$ 18,529
Cash - Reserve Alpine Bank	-	\$ 700	700
Money Market - Edward Jones		47,471	47,471
Total cash	<u>18,529</u>	<u>48,171</u>	<u>66,700</u>
			-
Accounts Receivable (Prepaid)	20,321		20,321
Trash Receivable	1,688		1,688
Prepaid Insurance	4,011		4,011
Deposits	250		250
Due (To) From Other Funds	<u>(41,321)</u>	<u>41,321</u>	<u>-</u>
			-
<b>TOTAL ASSETS</b>	<u>\$ 3,479</u>	<u>\$ 89,492</u>	<u>\$ 92,971</u>
 <b>LIABILITIES &amp; EQUITY</b>			
Working Capital Deposits	\$ 10,150		\$ 10,150
	<u>10,150</u>	-	<u>10,150</u>
<b>EQUITY</b>			-
Maintenance Reserve Capital		89,492	89,492
Beginning Surplus (Deficit)	(8,565)		(8,565)
Net Surplus (Deficit)	1,894		1,894
	<u>(6,671)</u>	<u>89,492</u>	<u>82,821</u>
			-
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>\$ 3,479</u>	<u>\$ 89,492</u>	<u>\$ 92,971</u>

**EAGLE RANCH COMMERCIAL CENTER ASSOCIATION**  
**NET SURPLUS DEFICIT FOR THE THREE MONTHS MARCH 31, 2024**

	Ytd Operating	Ytd Budget	Increase (Decrease)	2024 Approved Budget
<b>REVENUE</b>				
Common Assessments	\$ 29,664	\$ 29,640	\$ 24	\$ 118,560
Reserve Assessments	6,260	6,250	10	25,000
Cost of Sharing Assessments	585	586	(1)	2,342
ERCCA Master Subsidy		-	-	
Interest Reserve	75	75	-	300
	36,584	36,551	34	146,202
<b>EXPENSES</b>				
Cleaning & Groundskeeping	2,164	2,500	(336)	10,000
Power Washing & Sweeping	250		250	
Repair & Maintenance		125	(125)	500
Snow Removal	15,694	15,694	-	33,000
Landscape Maintenance			-	30,000
Irrigation Maintenance			-	1,000
Common Electric Lights	186	325	(139)	1,300
Common Water Irrigation	615	700	(85)	6,300
Recycling Expense	2,100	1,932	168	7,727
Audit & Tax Prep			-	500
Management & Accounting	5,637	5,636	1	22,544
Legal Fees		63	(63)	250
Bank Fees	132	5	127	20
Insurance Expense	1,337	1,400	(63)	5,600
Web Site		50		200
Other Administrative Expense	240	110	131	438
	28,355	28,539	(134)	119,379
Transfer To Reserve	6,335	6,325	10	25,300
Net Surplus (Deficit)	1,894	1,687	157	1,523
Beginning Surplus (Deficit)	(8,565)	(1,523)	(7,042)	(1,523)
<b>Ending Surplus (Deficit)</b>	<b>\$ (6,671)</b>	<b>\$ 165</b>	<b>\$ (6,885)</b>	<b>\$ -</b>

**EAGLE RANCH COMMERCIAL CENTER ASSOCIATION  
MAINTENANCE RESERVE CAPITAL  
MARCH 31, 2024**

<b>Beginning Maintenance Reserve Capital</b>	\$ 85,407
Current Year Funding	6,260
Current Year Interest Income	75
<b>Expenses:</b>	
Reserve Study	2,250
	<hr/>
	2,250
<b>Ending Balance Maintenance Reserve</b>	<u><u>\$ 89,492</u></u>

**EAGLE RANCH COMMERCIAL CENTER ASSOC.  
BALANCE SHEET  
DECEMBER 31, 2023**

<b>ASSETS</b>	<b>Operating Fund</b>	<b>Reserve Fund</b>	<b>Total</b>
Cash - Alpine Bank	\$ 4,577		\$ 4,577
Cash - Reserve Alpine Bank	-	\$ 700	700
Money Market - Edward Jones		57,396	57,396
Total cash	4,577	58,096	62,673
Accounts Receivable (Prepaid)	17,024		17,024
Trash Receivable	1,696		1,696
Prepaid Insurance	5,348		5,348
Deposits	250		250
Due (To) From Other Funds	(27,311)	27,311	-
<b>TOTAL ASSETS</b>	<b>\$ 1,585</b>	<b>\$ 85,407</b>	<b>\$ 86,992</b>
<b>LIABILITIES &amp; EQUITY</b>			
Prepaid Dues			-
Deferred Revenue			-
Working Capital Deposits	10,150		\$ 10,150
<b>EQUITY</b>	<b>10,150</b>	<b>-</b>	<b>10,150</b>
Maintenance Reserve Capital		85,407	85,407
Beginning Surplus (Deficit)	(3,388)		(3,388)
Net Surplus (Deficit)	(5,177)		(5,177)
	(8,565)	85,407	76,842
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 1,585</b>	<b>\$ 85,407</b>	<b>\$ 86,992</b>

**EAGLE RANCH COMMERCIAL CENTER ASSOCIATION**  
**NET SURPLUS DEFICIT FOR THE YEAR ENDED DECEMBER 31, 2023**

12

	Ytd Operating	Ytd Budget	Increase (Decrease)	2024 Approved Budget	Increase (Decrease)
<b>REVENUE</b>					
Common Assessments	\$ 118,656	\$ 118,560	\$ 96	\$ 118,560	\$ -
Reserve Assessments	25,040	25,000	40	25,000	-
Cost of Sharing Assessments	2,340	2,342	(2)	2,342	-
ERCCA Master Subsidy			-		(45,000)
Interest Reserve	947	20	927	300	280
	<u>146,983</u>	<u>145,922</u>	<u>1,061</u>	<u>146,202</u>	<u>(44,720)</u>
<b>EXPENSES</b>					
Cleaning & Groundskeeping	9,360	10,000	(640)	10,000	-
Power Washing & Sweeping	320	1,000	(680)		(1,000)
Repair & Maintenance	419	1,000	(581)	500	(500)
Snow Removal	39,478	33,000	6,478	33,000	-
Landscape Maintenance	30,604	30,000	604	30,000	-
Irrigation Maintenance	1,461	1,000	461	1,000	-
Common Electric Lights	1,428	2,100	(672)	1,300	(800)
Common Water Irrigation	6,501	6,000	501	6,300	300
Recycling Expense	7,830	4,080	3,750	7,727	3,647
Audit & Tax Prep	500	500	-	500	-
Management & Accounting	22,548	22,544	4	22,544	-
Legal Fees		500	(500)	250	(250)
Bank Fees	24	20	4	20	-
Insurance Expense	5,253	5,500	(247)	5,600	100
Web Site		200		200	-
Other Administrative Expense	447	500	(53)	438	(62)
	<u>126,173</u>	<u>117,944</u>	<u>8,429</u>	<u>119,379</u>	<u>1,435</u>
Transfer To Reserve	25,987	25,020	967	25,300	(44,720)
Net Surplus (Deficit)	(5,177)	2,958	(8,335)	1,523	(1,435)
Beginning Surplus (Deficit)	(3,388)	(1,523)	(1,865)	(1,523)	(1,406)
<b>Ending Surplus (Deficit)</b>	<u>\$ (8,565)</u>	<u>\$ 1,436</u>	<u>\$ (10,200)</u>	<u>\$ -</u>	

**EAGLE RANCH COMMERCIAL CENTER ASSOCIATION  
MAINTENANCE RESERVE CAPITAL  
DECEMBER 31, 2023**

<b>Beginning Maintenance Reserve Capital</b>	\$ 64,849
Current Year Funding	25,040
Current Year Interest Income	947
<b>Expenses:</b>	
Pad Lock	581
LED Lights	4,848
	<hr/> 5,429
<b>Ending Balance Maintenance Reserve</b>	<hr/> <b>\$ 85,407</b> <hr/>

**Eagle Ranch Commercial Center Association  
Reserve Funding and Spending History**

**5/1/2024**

	<b>Yearly Reserve Funding</b>	<b>Yearly Reserve Spending</b>	<b>Yearly Ending Balance</b>
<b>2015</b>	0	5,000	68,975
<b>2016</b>	11,592	2,670	75,973
<b>2017</b>	12,756	41,092	47,448
<b>2018</b>	12,756		56,859
<b>2019</b>	12,159	13,493	50,333
<b>2020</b>	16,212	18,102	49,778
<b>2021</b>	16,212	7,477	51,416
<b>2022</b>	25,000	12,018	62,675
<b>2023</b>	25,000	5,626	80,450
<b>Totals</b>	<b>131,687</b>	<b>105,478</b>	



Eagle Ranch Commercial Center  
Eagle, CO  
Level of Service: "Full"

Report #: 50727-0  
# of Units: 1

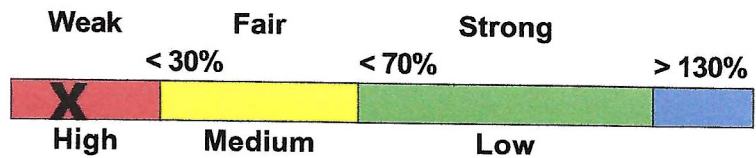
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$83,922
Fully Funded Reserve Balance	\$811,543
Annual Rate (Cost) of Deterioration	\$57,407
Percent Funded	10.3 %
Recommended 2024 Annual "Fully Funding" Contributions	\$66,800
Alternate/Baseline Annual Minimum Contributions to Keep Reserves Above \$0	\$58,200
Recommended 2024 Special Assessments for Reserves	\$500,000
Most Recent Annual Reserve Contribution Rate	\$20,837

Reserve Fund Strength: 10.3%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.50 %
Annual Inflation Rate	3.00 %

- This "Full", (original, created "from scratch"), is based on our site inspection on 2/2/2024.
- The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
- Your Reserve Fund is currently 10.3 % Funded. This means the client's special assessment & deferred maintenance risk is currently High.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Annual Reserve contributions at \$66,800 with 3% annual increases, along with a one-time special assessment of \$500,000 in order to be within the 70% to 130% level as noted above. 100% "Full" contribution rates are designed to achieve these funding objectives by the end of our 30-year report scope.
- The goal of the Reserve Study is to help the client offset the inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve Contribution rate that offsets the annual deterioration of the components and 'keeps pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See the appendix for component details; the basis of our assumptions.
- We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Clients that update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.
- Please watch this 5-minute video to understand the key results of a Reserve Study - <https://youtu.be/u83t4BRRIRE>



# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Sites &amp; Grounds</b>			
21090 Concrete Walkways - Repair - 5%	5	3	\$29,500
21190 Asphalt - Seal/Repair	4	0	\$21,500
21190 Asphalt - Seal/Repair (2022)	4	3	\$15,000
21200 Asphalt - Resurface (2001)	20	0	\$223,500
21200 Asphalt - Resurface (2003)	20	0	\$290,000
21200 Asphalt - Resurface (2009)	20	4	\$197,500
21460 Trash Enclosures - Replace	20	0	\$21,000
21650 Street Lights - Replace	30	6	\$34,000
21660 Site Pole Lights - Replace	30	6	\$25,000
21690 Site Furnishings - Replace	15	5	\$10,000
21700 Benches/Tables - Replace	30	6	\$4,950
21710 Trees - Trim/Remove	10	9	\$15,000
23600 Trash Enclosure Roof: Replace	30	10	\$9,500
<b>Mechanical</b>			
25570 Irrigation Clocks - Replace	15	1	\$17,500
<b>14 Total Funded Components</b>			

# Eagle Ranch Commercial Center Association

October 12, 2023

Nick Richards  
Community Manager  
Eagle Ranch Association  
1143 Capitol Street – Suite 208  
Eagle, CO 81632

## Re: Request for the 2024 budget year allocation to the Eagle Ranch Commercial Center

Dear Nick,

Thank you for the cooperation and contribution to the Eagle Ranch Commercial Center (ERCC) this year funding the removal of six cottonwood trees uprooting sidewalks and curbs in the parking lot along the repairs to the badly needed sidewalk and curb replacement throughout the commercial core.

As we continue to plan for the restoration of other infrastructure projects within the ERCC during 2024 we are looking again for assistance from the Eagle Ranch Association in funding the following projects: While hard bid proposals are not available for all of the work as of this writing, the expenses are estimates based on the direct input from each service provider.

Parking lot restoration requiring asphalt repairs, crack filing, seal coating, patching and striping to both parking lots east of the 1020 (El Segundo Building) and the east lot of the 1040 Capitol Street (Capitol Theater building).

1020 Capitol Street (east lot) bid..... \$ 4,774.00  
Capitol Theater parking lot bid..... \$ 12,783.00

Concrete Repair to sidewalks, handicamp ramps, and curbs  
throughout the commercial core..... \$27,500.00  
See photographs attached.

Removal of 10 cottonwood trees and root grinding in west  
parking lot of 1143 Capitol Street .....\$ 11,000.00  
See photographs attached.

Removal of four diseased / overgrown Aspen trees in east lot  
island bordering McDonald Street Townhomes..... \$ 2,500.00  
See photograph attached.

+

Replanting of ten (10) elm or similar trees in parking lot islands.....\$10,000.00

Irrigation and general landscaping repairs..... \$21,584.00

Estimated total expense of Summer 2024 projects.....\$90,1241.00

Please see the attached Exhibits



To: Executive Board  
From: Shelley Bellm, Assistant Community Manager  
Date: May 15, 2024  
Re: Design Review Board Update

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Background: The Design Review Board has held two regular meetings since the last update to the Executive Board. Below is a summary of each meeting:

1. March 21, 2024

- A. Change During Construction
  - 0299 Harvester Court – Garage Doors – Approved
- B. Final Review for new construction
  - 2693 East Haystacker - Approved

Design Guidelines Update presented to the DRB – Wildfire Defensible Zones, and Intro & Site Design.

2. April 18, 2024

- A. Pre-Design & Variance Request for new construction
  - 0053 Seven Hermits Drive – Approved
- B. Preliminary Review for new construction
  - 1880 East Haystacker – Approved
  - 333 Robins Egg Lane – Approved
- B. Final Review for new construction
  - 95 Mount Jackson Court – Approved

Design Guidelines Update presented to the DRB – Process & Landscaping



To: Executive Board  
From: Shelley Bellm, Assistant Community Manager  
Date: May 15, 2024  
Re: Wildlife Committee Update

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Background: The Wildlife Committee held its last quarterly meeting on Tuesday, April 23, 2024.

Kate Sheldon, Eagle Ranch Resident presented a potential funding partnership with Eagle Ranch Wildlife Committee, Eagle Ranch Metro District, and Eagle Ranch HOA for the purpose of funding a temporary liaison position to work with varying stakeholders to support the need of an Open Space Ranger for the Town of Eagle. The Wildlife Committee supported the funding for this position to pay the liaison for time spent working to obtain support.

GroundUp Solutions made a second presentation to the Committee for the purpose of funding soil testing in Eagle Ranch Open Space. This soil testing would provide the committee an understanding of the needs/requirements to enhance vegetation in Open Space to draw Wildlife out of residential areas of Eagle Ranch. The Committee approved funding testing not to exceed \$54,510 for testing in Haymeadow and Arroyo open space.