



EAGLE RANCH ASSOCIATION

2025 ANNUAL MEETING

Residential Packet

Wednesday, December 10, 2025, 5pm

Eagle Town Hall

Public Meeting Room #110

200 Broadway Street

[Please Register Here for Virtual Attendance](#)

Dial in by phone:

+1 213-349-3956

Phone conference ID: 848 405 075#





November 24, 2025

Dear Eagle Ranch Owner,

As a member of the Eagle Ranch Association, you are cordially invited to attend the Annual Meeting of Members scheduled for Wednesday, December 10th, 2025 at 5:00 p.m. MST at the Eagle Town Hall, 200 Broadway Street, Public Meeting Room #110, Eagle, Colorado 81631. As an alternative attendance option, a link to join the meeting online via Microsoft Teams will be circulated by email in advance of the meeting. The purpose of the meeting is to review the 2026 Operating Budget, elect three (3) Directors, and provide a community update. Please note, seating at this year's meeting at the Town Hall will be limited so online attendance is encouraged.

Annual Election. You'll find enclosed with this letter, the official notice, proxy ballot, and 2026 Budget. The Association's current Board of Directors includes four(4) Residential representatives (Liz Adams, Eric Eves, Tom Olden, and Kevin Sharkey) and three (3) Commercial representatives (Casey Glowacki, Clark Gundlach, and Corina Lindley). There are five (5) candidates for the two (2) available Residential seats: Liz Adams, Miles Henson, David Christian, Dominic Mauriello and Jessica Wheeler. There are two Commercial candidates for one available seat: Casey Clowacki and Dan Godec. Candidate names are listed on the proxy ballot for their respective class, and candidate forms are enclosed within the meeting packet. Members vote only for the Director in their class, Residential or Commercial.

2026 Budget. The 2026 Budget approved by the Board of Directors raises dues to \$395 per lot. With a forecasted reduction in real estate transfer fees, and a projected increase in the cost of goods and services, the Board of Directors deemed this increase in dues necessary. CCIOA provides that the Budget will be deemed ratified unless a majority of all owners vote to reject it at the meeting.

Capital Improvement Fund and Replacement Reserve Fund. Maintaining the Capital Improvement Fund provides the Association with the possibility of new enhancements in the future for the community, important to protecting property values, future flexibility and a financial safety net (working capital) in difficult economic periods. Additionally, the Board is committed to maintaining Eagle Ranch Association property, and reviews the Replacement Reserve Fund to ensure that the reserves are adequate to cover expected costs of future replacement. The 15-year replacement plan is on solid footing with a projected Year-end balance of \$2,052,867.36, and will be maintained at the level necessary to keep the property at the expected standard.

Proxy. Regardless of whether you plan to attend the meeting in person, and to ensure that your votes are counted and that a quorum is present, please complete and return the enclosed proxy ballot in advance of the meeting. Only members whose accounts are in good standing are eligible to vote at the Annual Meeting.

Eagle Ranch Association
PO Box 5905, Eagle, CO 81631

NOTICE OF ANNUAL MEETING
OF THE MEMBERS

NOTICE IS HEREBY GIVEN that a meeting of all members (the "Annual Meeting") of Eagle Ranch Association, a Colorado nonprofit corporation (the "Association"), will be held Wednesday, December 10th, 2025 at 5:00 p.m. MST at the Eagle Town Hall, Public Meeting Room #110, 200 Broadway Street, Eagle, Colorado 81631. As an alternative attendance option, a link to join the meeting online via Microsoft Teams will be circulated by email in advance of the meeting. The purpose of the meeting is to review the 2026 Operating Budget, elect three (3) Directors, and provide a community update.

The voting right may be exercised by attending the meeting or by completing the enclosed proxy.

Please sign and return the enclosed proxy regardless of whether you plan to attend the meeting in person. This action will not limit your right to vote in person if you wish to attend the meeting and vote personally, but will help ensure that a quorum is represented.

EAGLE RANCH ASSOCIATION

EAGLE COUNTY, COLORADO

Date of Notice: November 24, 2025

MEMORANDUM
Reserve Assessment Resolution

TO: Members of Eagle Ranch Association

It is respectfully requested that the following resolution be brought before the Members for ratification. This resolution assures that the Association is **in compliance with the Internal Revenue Code** which requires that the members of the non-profit corporation are advised and acknowledge that a portion of their annual assessments is saved for future reserve expenditures as opposed to current fiscal year operating expenses.

Whereas the Members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service, now therefore the Members hereby adopt the following resolutions by and on behalf of the Association:

Resolved that the amount collected by or paid to the Association for Capital Improvement Fund, Replacement Reserve Fund, or Wildlife Fund during the year ended December 31, 2025, shall be set aside for future major repairs, replacements and wildlife improvements and allocated to capital components as provided by the guidelines established by IRC Section 118 and Revenues Rulings 75-370 and 75-371. Such amounts shall be deposited into a separate account. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors; and

Resolved that excess membership income over membership expense collected by or paid to the Association at fiscal year-end shall not be directly refunded to owners, but shall be applied against subsequent tax year member assessments as provided by I.R.S. Revenue Ruling 70-604; and

Be it further resolved that interest earned on for Capital Improvement Fund, Replacement Reserve Fund, or Wildlife Fund shall be deposited in the respective Fund(s).

**EAGLE RANCH ASSOCIATION
ANNUAL MEETING
OF THE MEMBERS**

Eagle Town Hall
200 Broadway Street
Public Meeting Room #110
Eagle, Colorado 81631

Wednesday, December 10th, 2025
5:00 p.m. MST

[Please Register Here for Virtual Attendance](#)

Dial in by phone
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Phone conference ID: 848 405 075#

A G E N D A

1. Call to Order
2. Introductions
3. Certification of Notice
4. Verification of Quorum
5. Minutes Approval
 - a. Annual Meeting – December 11, 2024
6. Election of Residential Directors
7. Election of Commercial Directors
8. Summary of 2025 HOA Projects and Projected 2026 Projects
9. Presentation of Approved 2026 Budget Plan
10. Approval of IRS Resolution
11. Unfinished Business
12. New Business
 - a. Covenant Education
 - b. Public Comment (Owners will have two minutes to address the Executive Board)
13. Adjournment

MINUTES OF THE ANNUAL MEETING
OF THE MEMBERS OF EAGLE RANCH ASSOCIATION

The Annual Meeting of the Members of Eagle Ranch Association (the "Association") was held on December 11, 2024, at the Eagle County Building, 500 Broadway Street, Eagle, Colorado 81631 and via video/teleconference.

The following Directors were present in person or via video/teleconference*:

Liz Adams*
Eric Eves*
Clark Gundlach
Corina Lindley
Steve Lindstrom

The following owners (listed alphabetically) were present in person or via video/teleconference*:

Tom Allender*
Brent Alm*
Bryan Austin*
Hannah Bartel Randall*
Jeffrey Brian Boyer
Martha Cabeen*
Jeanne Cooper
Matt Debus*
Chris Fedrizzi
Doug Fugate
Valerie & Thomas Glimp
Pam Gundlach*
Andrew Harbourne
Jason Harrison
William & Susan Heriford
Karen Hunn*
John Ives
Tambi Katieb*
Merv Lapin*
David & Deirdre Lloyd
Mary Manning
Anna Margarete*
John Martin
Susan & Steve Metcalf
Chris McCormick*
Cheryl Mize
Thomas Murphy
Holly Nielsen
Tom Olden
Hannah Rndall*
Alex Reber*
Patricia Sabins
Karen Sato
Colleen Sharpe*
Jason Sharpe*
Kate Sheldon
Sideli 2019 Irrevocable Trust

John Stavney
John Stevenson*
Kira Taylor*
John Thorse
Laura Tumperi
Melanie Weisman
Michael Wheeler
Vicki Woodell*
Justin Yarnell
Amy Yundt-Gibson

Also present were:

Shelley Bellm, East West Hospitality (“EWH”) Assistant Association Manager
Jason Berghauer, EWH Design Review Administrator, Eagle Ranch
Dave Crawford, EWH VP of Operations
Nick Richards, EWH Association Manager
Thera Shannon, EWH Assistant Association Manager
Emily Walz, EWH Director of Association Administration

The order of business was as follows:

1. Call to Order. Steve Lindstrom, as President, called the meeting to order at 5:02 p.m. MST.
2. Introductions. Mr. Lindstrom introduced Members of the Board.
3. Certification of Notice. It was verified that proper notice of the meeting was given in accordance with the Bylaws. By Emily Walz.
4. Verification of Quorum. It was verified that a quorum of the Membership was present by proxy and those attending in person. (Copies of proxies are maintained in the Association’s records for one year per Colorado statute.) Verified by Nicholas Richards
5. Minutes Approval. The minutes from the 2023 Annual Meeting were circulated prior to the meeting for review. Hearing no changes or additions, upon motion made and seconded, the Members approved the minutes as presented.
6. Residential Director Election. There were two candidates for one open Residential seat on the Board of Directors: Jasen Brown and Tom Olden. Proxy votes were tabulated in advance of the meeting and ballots were collected from those present in person. Per Colorado law, the Board asked for a neutral owner volunteer to verify the vote count; Melanie Weisman volunteered, and she and Shelley Bellm excused themselves to count votes.
7. Commercial Director Election. Clark Gundlach was running unopposed for the Commercial Director seat on the Board. Mr. Gundlach was re-elected to a three-year term. Verification by Shelley Bellm.
8. 2025 Budget. An overview of the approved 2025 Budget was provided. With the high revenue from real estate transfer fees seen in recent years, dues will be maintained at the same level (\$350) for the coming year. Nick Richards reviewed Association financials, including cash balances. Asphalt repair and crack sealing was completed on approximately

4.3 miles of road in 2024, with 3.5 miles remaining in 2025. 1.5 miles of crusher fines path renovated scheduled.

9. IRS Resolution. Upon motion made and seconded, the following resolution was approved in accordance with IRS Guidelines:

Whereas the Members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service, now therefore the Members hereby adopt the following resolutions by and on behalf of the Association:

Resolved that the amount collected by or paid to the Association for Capital Improvement Fund, Replacement Reserve Fund, or Wildlife Fund during the year ended December 31, 2024, shall be set aside for future major repairs, replacements and wildlife improvements and allocated to capital components as provided by the guidelines established by IRC Section 118 and Revenues Rulings 75-370 and 75-371. Such amounts shall be deposited into a separate account. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors; and

Resolved that excess membership income over membership expense collected by or paid to the Association at fiscal year-end shall not be directly refunded to owners, but shall be applied against subsequent tax year member assessments as provided by I.R.S. Revenue Ruling 70-604; and

Be it further resolved that interest earned on for Capital Improvement Fund, Replacement Reserve Fund, or Wildlife Fund shall be deposited in the respective Fund(s).

10. Residential Director Election. Following vote confirmation, it was announced that Tom Olden was elected to the Board for a three-year term ending at the 2027 Annual Meeting.

11. New Business.

- a. Mr. Lindstrom clarified that the Dog Park and dog enforcement issues are Town of Eagle jurisdiction. The Town contracts with Eagle County animal control for enforcement of the leash law and other animal ordinances.
- b. Kate Sheldon read a statement from Susan Christensen as her proxy regarding perceived dog violations.
- c. It was clarified that the 2025 Management Fee is \$63,129 and the Accounting Fee is \$42,022. Fees are calculated per the Management Agreement with EWH and increase annually per CPI.
- d. John Stavney encouraged staff to refrain from sending dog enforcement emails as the issue falls under Town oversight.
- e. It was clarified that the “Dark Sky” ordinance is also a Town initiative, and the Town has communicated it will be enforcing those rules. Jason Berghauer, Eagle Ranch Design Review Administrator, offered additional detail regarding light allowances per the Design Guidelines.
- f. It was noted that 2025 marks the 25th Anniversary of Eagle Ranch, and Staff is working to plan community events.
- g. Dave Crawford clarified that the Metro District is a separate entity and encouraged owners to attend the next Metro District Board Meeting in February.
- h. The Board and owners thanked outgoing Assistant Community Manager Shelly Bellm for her many contributions to the community.
- i. Thera Shannon was introduced as the new Assistant Community Manager.

- j. Melanie Richmond was also recognized for her many years of service on the Design Review Board.

There being no further business, upon motion made and seconded, the meeting closed at approximately 5:32 p.m. MST.

Respectfully submitted,



Emily Walz, Recording Secretary

DRAFT

**EAGLE RANCH
ASSOCIATION
RESIDENTIAL PROXY**

The undersigned hereby appoints _____ or in such person's absence or if left blank, any member of the Board of Directors of the Association, who will attend the meeting in my place as my/our Proxy, to act as proxy of the undersigned, with power of substitution, and hereby authorizes such person to vote, as designated below, the Owner's vote in Eagle Ranch Association (the "Association") at the Meeting of Members be held on **December 10, 2025**, or at any adjournment or postponement thereof. My/our Proxy above-named shall have full authority to vote upon any and all matters that may be presented at said Meeting as fully and with the same effect as if the undersigned had been present at said Meeting, and I/we hereby ratify and confirm all that my/our Proxy may cause to be done by virtue of this instrument.

This Directed Proxy is irrevocable except by actual notice by the undersigned to the Secretary of the Association or to the officer presiding over the Meeting that it is revoked. Unless sooner terminated, this Directed Proxy shall terminate automatically upon the final adjournment of the Annual Meeting for which it is given.

1. With respect to the vacancies for Residential Directors, vote for **two (2)** candidates listed below (candidate forms are enclosed):

- ☐ Elizabeth Adams
- ☐ David Christian
- ☐ Dominic Mauriello
- ☐ Miles Henson
- ☐ Jessica Wheeler

2. With respect to the resolution in compliance with IRS Guidelines (see enclosed memo):

- ☐ Approve Resolution
- ☐ Disapprove Resolution

3. With respect to any other matter that may properly come before the meeting:

- ☐ Authority Granted
- ☐ Authority Withheld

*This proxy is being solicited on behalf of the Board of Directors of the Association and may be revoked prior to its exercise with actual notice to the Secretary of the Association. This proxy, when properly executed, will be voted as directed above by the undersigned owner. * If you own multiple properties, please indicate below.*

Eagle Ranch Lot/Address _____

Signature: _____ Date: _____

*Total # Properties Owned: _____

Name: _____
(please print)

Email address: _____
(please print)

Mailing Address: _____
(Corrections only)

Please sign, date and return this proxy by email to eagleranchhoa@eastwest.com, or by mail to Eagle Ranch Proxy, PO Box 5905, Eagle, CO 81631 to be received no later than 12:00 p.m. MST on December 10, 2025.

Eagle Ranch Board of Directors Residential Candidate Application

First Name

David

Last Name

Christian

Email

davidachristian@gmail.com

Phone Number

8043822350

Employer

retired

Which candidate type are you submitting this form for? (If you do not own commercial property, you may not run as a comme...

Residential Owner

Are you a resident of Eagle Ranch?

Yes

Physical Address

0680 Fourth of July Rd.

Please list any related experience, including any current or previous HOA Board service:

Forme CEO of a fortune 200 company, former Chairman of the Board of an Insurance Mutual, currently board member (and former chair) of a non-profit, Former chair of a National Accreditation Board.

What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the membe...

Financial oversight, Policy input/discussion/setting. My membership would benefit the association by ensuring responsible stewardship of their dues and commitment to preservation of the quality of life we sought when moving here.

Additional Comments:

I own two houses here. My second one on 98 Newquist. I have been a resident since 2019

Eagle Ranch Board of Directors Residential Candidate Application

First Name

Dominic

Last Name

Mauriello

Email

dominic@mpgvail.com

Phone Number

9703763318

Employer

Planning Consultant (prior owner of Mauriello Planning Group)

Which candidate type are you submitting this form for? (If you do not own commercial property, you may not run as a comme...

Residential Owner

Are you a resident of Eagle Ranch?

Yes

Physical Address

2205 eagle ranch road

Please list any related experience, including any current or previous HOA Board service:

I have worked in city planning and consulting for the last 30 years. Part of the services that I have been involved with include working with HOA and condo boards. For the last 20 years I have managed the Design Review functions of several HOAs including Frost Creek and Cordillera Valley Club. I developed and processed the prior PUD amendment for Eagle Ranch on behalf of the HOA and I am very familiar with the PUD, covenants, and design guidelines and other legal documents related to Eagle Ranch. I have drafted numerous PUD Guides, processed subdivisions, and assisted in the drafting of covenants. I served on a condo HOA board in Edwards in the late 1990's. I am very familiar with the operation of Boards and procedures including Robert's Rules of Order.

What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the membe...

I believe I can provide excellent support for the HOA by being a straight forward and reasoned member of the Board. I believe the Board has done an excellent job over the last 14 years, which is how long we have lived in Eagle Ranch. I want to make sure that the HOA maintains this excellent work with the least amount of interference in the lives of the membership while ensuring a high quality community.

Additional Comments:

I am retiring from my consulting business in December and available to serve. I have zero political aspirations.

Eagle Ranch Board of Directors Residential Candidate Application

First Name

Jessica

Last Name

Wheeler

Email

tukata@bellsouth.net

Phone Number

(970)328-5088

Employer

Domestic Engineer

Which candidate type are you submitting this form for? (If you do not own commercial property, you may not run as a commercial candidate.)

Residential Owner

Are you a resident of Eagle Ranch?

Yes

Physical Address

74 Hollyhock Court

Please list any related experience, including any current or previous HOA Board service:

Vice President of Double Fortune Capital Management Inc. and Double Fortune Holdings, LLC which are our family's business and investment companies (and have no interests anywhere in Colorado). 15 years of serving on the PTA Board and serving as the PTA President...if you've been there you know it is a full time commitment to making things better for everyone.

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

Preservation of all the things we love about Eagle Ranch...sustainability of trails, protection of wildlife, community engagement, maintaining the parks/common flower beds, and fiscal responsibility handling our HOA funds.

Additional Comments:

16 years ago my husband and I fell in love with Eagle Ranch. The wide open spaces, the stunning views, the many trails for biking/hiking, and last but certainly not least the abundant wildlife. Having lived in Miami for over 25 years and raising our children there, this was the peace we craved. I want to preserve this for all of us and for our future generations.

Over the years I've seen the original intent of Eagle Ranch begin to be chipped away by self interest rather than the greater good of our community. Protection of wildlife and sustainability of existing trails has fallen by the wayside. I have nothing to gain, financial or otherwise, from running for or holding office. I care deeply about where we live. Every homeowner should be able to enjoy this magical place we live in. Our original charter made us stewards of the land and wildlife. I'd love to be your voice and advocate for our community's best interests.

Eagle Ranch Board of Directors Residential Candidate Application

First Name

Elizabeth (Liz)

Last Name

Adams

Email

LizAdams.Co@gmail.com

Phone Number

9703906421

Employer

Retired - former Regional Controller for East West Hospitality

Which candidate type are you submitting this form for? (If you do not own commercial property, you may not run as a commercial candidate.)

Residential Owner

Are you a resident of Eagle Ranch?

Yes

Physical Address

96 Big Sage Court

Please list any related experience, including any current or previous HOA Board service:

I have served on the Board since 2017. Prior to my Board service, I worked for the Association's management company, East West Resorts/Hospitality. I am a CPA (retired status) and in my role running the accounting operations for East West, I performed or supervised the financial functions for our Association.

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

I serve as Treasurer of the Board and hope to continue to guide the staff and Board on financial aspects of the association. I have been involved with the Association since its inception so I bring perspective and history to the table as well.

Additional Comments:

My goal is to ensure Eagle Ranch continues to be the best place to live in this valley. Making prudent financial decisions and maintaining our amenities, including our natural resources, help us achieve that.

Eagle Ranch Board of Directors Residential Candidate Application

First Name

Miles

Last Name

Henson

Email

miles.henson@gmail.com

Phone Number

9703062883

Employer

Vail Health

Which candidate type are you submitting this form for? (If you do not own commercial property, you may not run as a comme...

Residential Owner

Are you a resident of Eagle Ranch?

Yes

Physical Address

32 Newquist Street

Please list any related experience, including any current or previous HOA Board service:

Previously held board position and president for Vail Mountain Rescue Group for multiple years.
Also board member for Emergency Medicine interest group at CU school of medicine

What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the membe...

My wife and I and now our children have lived in Eagle Ranch since 2010, my wife learned to drive here before anything was built. I feel that the Eagle ranch community and the HOA is ready for change. The issues that existed in 2000 when Eagle Ranch came to fruition are inherently different, the community make up is different, as a community and HOA we must adapt to those changes and needs. I feel I have the experience to be a voice for change while respecting the history of Eagle ranch.

Additional Comments:

Eagle Ranch Association

Balance Sheet For 9/30/2025

Operating Fund Cash

1000 - Alliance Operating Checking 4835	\$102,857.47
1001 - Alliance Operating ICS 1163	\$214,724.00
1015 - Edward Jones Operating - 2513	\$338,982.43
1040 - Petty Cash	\$550.00

Total Operating Fund Cash **\$657,113.90**

Reserve Fund Cash

1100 - Alliance Reserve Checking 6346	\$26,365.70
1101 - Alliance Reserve ICS 7450	\$6.35
1107 - Edward Jones Reserve CD 4714	\$2,044,232.72

Total Reserve Fund Cash **\$2,070,604.77**

Wildlife Fund Cash

1102 - Alliance Wildlife Fund Checking 5438	\$23.01
1103 - Alliance Wildlife Fund ICS 5245	\$68,114.60
1108 - Edward Jones Wildlife Fund 0318	\$1,013,242.58

Total Wildlife Fund Cash **\$1,081,380.19**

Capital Improvement Fund Cash

1106 - Edward Jones Capital Improvement Fund 0417	\$1,257,405.30
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Total Capital Improvement Fund Cash **\$1,257,405.30**

Receivables

1200 - Accounts Receivable	\$1,166.47
1205 - Allowance for Bad Debt	(\$705.43)
1210 - Other Receivables	\$6,723.56
1225 - Due To/From Operating/Reserve/Cap/WF	\$183,569.26
1400 - Prepaid Insurance	\$1,767.65
1410 - Other Prepayments	\$3,498.00

Total Receivables **\$196,019.51**

Fixed Assets

1570 - Capital Assets	\$412,154.09
1600 - Capital Assets: Accumulated Depreciation	(\$89,924.09)

Total Fixed Assets **\$322,230.00**

Total Assets **\$5,584,753.67**

Liabilities

2000 - Accounts Payable	\$51,222.21
2010 - Accrued Accounts Payable	\$9,868.92
2200 - Payroll Payable	\$2,465.45
2225 - Due To/From Operating/Reserve/Cap/WF	\$183,569.26
2300 - Deferred Assessments	\$133,350.00
2315 - Prepaid Assessments	\$9,814.03
2316 - Prepaid Rental Revenue	\$2,184.00
2330 - Security Deposits	\$500.00
2410 - Construction Deposits	\$540,500.00

Total Liabilities **\$933,473.87**

Fund Balances

3090 - Wildlife Fund Balance	\$985,250.28
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Eagle Ranch Association

Balance Sheet For 9/30/2025

3095 - Capital Improvement Fund	\$1,362,055.80	
3100 - Working Capital	\$176,125.00	
3500 - Replacement Fund Balance	\$1,926,242.86	
3800 - YTD Net Income	\$201,605.86	
Total Fund Balances		\$4,651,279.80
	Total Liabilities / Equity	\$5,584,753.67

Eagle Ranch Homeowner's Association

2026 Approved Budget

	2025 Approved Budget	8 Months 01/2025-08/31/2025 Actual	4 months 9/01/2025 - 12/31/2025 Projected	2025 Projected	'25 Pro-'25 Bud Variance Favorable/ (Unfavorable)	2026 Proposed Budget	Variance '25 Bud-'26 Bud Favorable/ (Unfavorable)	3-Year Average
Revenues								
4010 Operating Assessments	\$ 499,580	\$ 333,053	\$ 166,527	\$ 499,581	\$ 1	\$ 566,387	\$ 66,807	\$ 450,268
4015 Replacement Reserve Assessments	33,820	22,547	11,273	33,819	(1)	34,835	1,015.00	83,948
4065 Design Review Fees (DRB Fees)	160,000	137,865	40,000	177,865	17,865	160,000	-	160,051
4060 Transfer Fees @ .6% of Sales Price-Operating	499,024	306,537	182,165	488,702	(10,322)	433,500	(65,524)	597,560
4061 Transfer Fee-Wildlife portion	166,341	102,179	60,688	162,867	(3,474)	144,500	(21,841)	198,942
4050 Late Fees	600	1,121	18	1,139	539	1,139	539	1,597
4031 Enforcement Fines	-	509	0	509	509	-	-	33
4029 Rental Revenue (office space)	29,700	20,104	10,052	30,156	456	30,156	456	31,097
4080 Misc Income	-	200	0	200	200	-	-	13,048
4020 Interest Income - Operating	18,740	14,999	6,539	21,537	2,797	30,449	11,709	9,079
4025 Interest Income - Repl Reserve	61,600	61,327	28,087	89,414	27,814	74,853	13,253	60,611
4028 Interest Income- Wildlife Fund	37,800	30,093	8,521	38,615	815	38,924	1,124	15,577
4030 Interest Income - Capital Improvement Fund	37,770	42,900	13,570	56,469	18,699	36,019	(1,751)	19,393
TOTAL REVENUES	\$ 1,544,975	\$ 1,073,434	\$ 527,440	\$ 1,600,874	\$ 55,899	\$ 1,550,762	\$ 5,787	\$ 1,641,205
Administrative Expenses								
6010 Accounting Fees	\$ 42,022	\$ 28,015	\$ 14,008	\$ 42,022	\$ -	42,976	\$ (954)	\$ 37,525
6011 Accounting Fees - Wildlife Fund	667	445	223	668	(1)	682	(15)	411
6020 Audit & Tax	9,627	6,418	4,558	10,976	(1,349)	11,226	(1,598)	6,292
6130 Legal Fees	10,000	3,363	5,000	8,363	1,637	10,000	-	10,665
6030 Management Fees	63,129	42,086	21,044	63,130	(0.44)	64,562	(1,433)	51,523
6031 Management Fees - Wildlife fund	1,111	741	371	1,112	(1)	1,136	(25.22)	685
6040 Office Supplies/Other	4,810	3,133	816	3,950	860	3,950	860	5,112
6050 Systems Support/Hosting	13,900	9,907	4,500	14,407	(507)	14,500	(600)	7,253
6110 Board Meeting Expenses	2,000	708	1,292	2,000	(0)	2,500	(500)	1,971
Total Administrative Expenses	\$ 147,266	\$ 94,815	\$ 51,812	\$ 146,627	\$ 639	\$ 151,532	\$ (4,266)	\$ 121,438
Operating Expenses								
6300 Management Salaries	\$ 309,332	\$ 187,837	\$ 108,898	\$ 296,735	\$ 12,597	303,733	\$ 5,599	\$ 259,441
6310 Taxes & Benefits	78,455	32,730	22,577	55,307	23,149	88,960	(10,505)	58,245
6340 Training & Employee Relations	4,000	3,625	270	3,895	105	4,000	-	2,407
6021 Bad Debt Expense	1,000	667	(1,712)	(1,045)	2,045	1,000	-	(4,151)
6160 Dues (CPB,ERCCA,ERA) & Prop Taxes	22,000	11,099	11,000	22,099	(99)	23,000	(1,000)	15,036
6440 Telephone/Internet	4,200	2,806	1,468	4,274	(74)	4,200	-	4,220
6430 Heat/Gas - Office Space	2,299	764	1,200	1,964	335	2,529	(230)	1,882
6420 Electric - Office Space	1,906	1,057	567	1,624	282	2,001	(95)	1,384
6025 Computer Maintenance	2,678	1,818	800	2,618	60	2,618	60	3,308
6120 Decorations/Banners	8,000	6,988	1,500	8,488	(488)	8,000	-	4,839
6145 Owner Social Event	25,000	823	5,000	5,823	19,176.88	20,000	5,000	14,159
6815 Marketing	20,000	47,754	3,275	51,029	(31,029.32)	20,000	-	15,415

Eagle Ranch Homeowner's Association
2026 Approved Budget

	2025 Approved Budget	8 Months 01/2025-08/31/2025 Actual	4 months 9/01/2025 - 12/31/2025 Projected	2025 Projected	'25 Pro-'25 Bud Variance Favorable/ (Unfavorable)	2026 Proposed Budget	Variance '25 Bud-'26 Bud Favorable/ (Unfavorable)	3-Year Average
Total Operating Expenses	\$ 478,870	\$ 297,969	\$ 154,843	\$ 452,812	\$ 26,059	\$ 480,040	\$ (1,170)	\$ 376,186
<u>Design Review/Covenant Control Exp</u>								
6036 Design Review Expenses	\$ 10,310	\$ 4,542	4,500	\$ 9,042	\$ 1,268	\$ 10,000	\$ 310	\$ 39,802
6006 Covenant Control Expenses	-	-	-	-	-	\$ -	-	2,145
Total DRB/Covenant Expenses	\$ 10,310	\$ 4,542	\$ 4,500	\$ 9,042	\$ 1,268	\$ 10,000	\$ 310	\$ 41,947
<u>Maintenance Expenses</u>								
6510 Common Area Maintenance- General	\$ 56,116	\$ 13,452	22,175	\$ 35,627	\$ 20,489	\$ 52,000	\$ 4,116	\$ 43,424
6626 Landscaping-Boulevards and Pocket Parks	120,000	77,482	55,500	132,982	(12,982)	124,000	(4,000)	106,815
6466 Irrigation - Water	93,000	64,266	34,421	98,686	(5,686)	98,686	(5,686)	84,631
6686 Trees	125,000	43,580	81,000	124,580	420	139,000	(14,000)	86,491
6687 Biking/Hiking /Fence Trails Maintenance	12,000	102	11,000	11,102	898	12,000	-	8,257
6675 Snowplowing- Paths	24,000	6,800	15,000	21,800	2,200	20,000	4,000	19,204
6673 Commercial District Infrastructure	45,000	45,000	0	45,000	-	51,000	(6,000)	27,879
6629 Maintenance- Alleys	5,000	0	0	-	5,000	5,000	-	10,041
6689 Wildlife Fund Contribution	30,000	0	0	-	30,000	-	30,000	-
Total Maintenance Expenses	\$ 510,116	\$ 250,682	\$ 219,096	\$ 469,778	\$ 40,338	\$ 501,686	\$ 8,430	\$ 386,741
<u>Vehicle Expenses</u>								
6691 Maintenance & Registration	\$ 1,500	\$ 328	200	\$ 528	\$ 972	\$ 1,500	\$ -	\$ 584
8012 Vehicle Insurance	1,500	806	438	1,244	256	1,463	37	1,793
6692 Fuel	500	316	229	545	(45)	500	-	743
6693 Mileage	100	0	0	-	100	100	-	-
Total Vehicle Expenses	\$ 3,600	\$ 1,451	\$ 867	\$ 2,318	\$ 1,282	\$ 3,563	\$ 37	\$ 3,120
<u>Fixed Expenses</u>								
8010 Insurance	\$ 20,650	\$ 14,367	\$ 7,543	\$ 21,911	\$ (1,261)	26,310	\$ (5,660)	\$ 15,767
8000 Income Taxes - Op., Imp., Replacement Funds	23,622	34,887	24,553	59,440	(35,818)	35,330	(11,708)	22,772
8000 Provision of Income Tax-Wildlife	7,560	6,019	\$ 1,704	7,723	(163)	9,731	(2,171)	15,577
8040 Capital Assets Depreciation	14,987	9,992	4,996	14,988	(1)	14,987	-	9,992
Total Fixed Expenses	\$ 66,819	\$ 65,264	\$ 38,797	\$ 104,061	\$ (37,242)	\$ 86,358	\$ (19,539)	\$ 64,108
TOTAL OPERATING EXPENSES	\$ 1,544,975	\$ 966,565	\$ 589,754	\$ 1,556,319	\$ (11,344)	\$ 1,233,180	\$ (5,787)	\$ 1,355,337
<u>Non-Operating Expenses</u>								

Eagle Ranch Homeowner's Association
2026 Approved Budget

[illegible]

Eagle Ranch Association
3500
Replacement Fund

Balance As of December 31, 2024	1,926,242.86
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4015 - Residential Reserve Assessments	25,364.67
4025 - Reserve Interest Revenue	72,172.66
4150 - Change in Value of Investment	20.57
4311 - Prior Year Surplus	211,597.09

Total Replacement Reserve Funding	309,154.99
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Reserve Expenses	Actual YTD	Budget	Variance
7200 - Reserve - FF&E - Admin PC (1)	5,215.92	4,000.00	(1,215.92)
7500 - Reserve Parkes-Aidan's Park & Parcel	828.90	-	(828.90)
7510 - Reserve-Parks-Tree Replacement	-	20,000.00	20,000.00
7601 - Reserve-Recreation Paths- Brush Creek Park-Capitol St – Sylvan Lake Rd (6700 lf)	17,144.00	53,600.00	36,456.00
7606 - Reserve-Recreation Paths- East Haystacker Drive-ER Rd- New York Mtn Rd (9700 lf)	93,005.00	77,600.00	(15,405.00)
7608 - Reserve-Recreation Paths- Fourth of July -ER Rd - Arroyo Dr (4800 lf)	39,009.00	38,400.00	(609.00)
7609 - Reserve-Recreation Paths - Greenhorn to Sylvan lake Road (400 lf)	5,215.00	3,200.00	(2,015.00)
7612 - Reserve-Recreation Paths- Hole 8 Golf Course-Seven Hermits Dr–W Haystacker Dr (6	22,652.00	16,400.00	(6,252.00)
7617 - Reserve-Recreation Paths- Path Resurfacing Major Overhaul	69,712.00	75,000.00	5,288.00
	252,781.82	288,200.00	35,418.18

Total Replacement Reserve Expenses	252,781.82
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Balance as of September 30, 2025	1,982,616.03
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Projected FY25 Reserve Funding	
4015 - Residential Reserve Assessments	8,455.33
4025 - Reserve Interest Revenue	17,241.00
Total Projected Replacement Reserve Funding	25,696.33

Projected Q4 Reserve Expenses	
7200 - Reserve - FF&E - Admin PC (1)	
7500 - Reserve Parkes-Aidan's Park & Parcel	
7510 - Reserve-Parks-Tree Replacement	
7601 - Reserve-Recreation Paths- Brush Creek Park-Capitol St – Sylvan Lake Rd (6700 lf)	
7606 - Reserve-Recreation Paths- East Haystacker Drive-ER Rd- New York Mtn Rd (9700 lf)	
7608 - Reserve-Recreation Paths- Fourth of July -ER Rd - Arroyo Dr (4800 lf)	
7609 - Reserve-Recreation Paths - Greenhorn to Sylvan lake Road (400 lf)	
7612 - Reserve-Recreation Paths- Hole 8 Golf Course-Seven Hermits Dr–W Haystacker Dr (650 lf)	
7617 - Reserve-Recreation Paths- Path Resurfacing Major Overhaul	
Transfer 2025 Operating Net Income	44,555.00
Total Projected Replacement Reserve Funding	-

Projected Balance as of December 31, 2025	2,052,867.36
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The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2026-2040

Rate of Assessment Increase:	3.00%
Rate of Inflation:	3.00%
Rate of Interest:	3.50%

Rate of Assessment Increase:	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Rate of Inflation	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Rate of Interest	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

DEPARTMENT:	2026 REPLACEMENT COST	Projects occurring in:														
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TOTAL VEHICLES	\$53,560	\$0	\$0	\$0	\$0	\$60,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL BUILDINGS	\$71,851	\$0	\$1,591	\$3,014	\$19,134	\$0	\$0	\$0	\$16,795	\$0	\$0	\$0	\$0	\$4,050	\$25,714	\$0
TOTAL FURNITURE, FIXTURES, & DECOR.	\$20,614	\$0	\$0	\$3,183	\$0	\$7,854	\$6,956	\$5,534	\$3,690	\$0	\$9,105	\$0	\$0	\$4,277	\$0	\$10,556
TOTAL ERFC EQUIPMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ALLEYS	\$1,211,720	\$48,240	\$11,124	\$6,875	\$0	\$0	\$55,923	\$12,896	\$7,970	\$0	\$0	\$64,831	\$14,950	\$9,239	\$0	\$0
TOTAL IRRIGATION	\$126,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PARKS	\$368,625	\$13,300	\$154,500	\$0	\$0	\$2,898	\$189,309	\$0	\$0	\$0	\$199,076	\$17,874	\$0	\$0	\$330,053	\$3,895
TOTAL RECREATION PATHS	\$679,412	\$30,000	\$0	\$171,243	\$144,035	\$322,106	\$0	\$0	\$198,518	\$166,975	\$373,409	\$40,317	\$0	\$230,136	\$296,368	\$432,884
TOTAL FENCE	\$536,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ANNUAL EXPENSE:	\$3,069,483	\$91,540	\$167,215	\$184,314	\$163,168	\$393,141	\$252,188	\$18,430	\$226,972	\$166,975	\$581,590	\$123,022	\$14,950	\$247,703	\$652,135	\$447,334
PREVIOUS YEAR END BALANCE		\$ 2,052,867	\$2,071,015	\$2,012,166	\$1,935,234	\$1,877,864	\$1,589,655	\$1,433,487	\$1,506,823	\$1,375,433	\$1,300,724	\$810,110	\$762,257	\$822,205	\$652,945	\$74,820
4015 CURRENT YEAR ASSESSMENTS		34,835	35,880	\$36,956	\$38,065	\$39,207	\$40,383	\$41,594	\$42,842	\$44,127	\$45,451	\$46,815	\$48,219	\$49,666	\$51,156	\$52,691
4025 CURRENT YEAR INTEREST		74,853	\$72,486	\$70,426	\$67,733	\$65,725	\$55,638	\$50,172	\$52,739	\$48,140	\$45,525	\$28,354	\$26,679	\$28,777	\$22,853	\$2,619
CURRENT YEAR END BALANCE		\$ 2,071,015	\$2,012,166	\$1,935,234	\$1,877,864	\$1,589,655	\$1,433,487	\$1,506,823	\$1,375,433	\$1,300,724	\$810,110	\$762,257	\$822,205	\$652,945	\$74,820	(\$317,205)
SPECIAL ASSESSMENT REQUIRED		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317,205
AMOUNT REQUIRED FOR 100% FUNDING		1,171,653	1,224,985	1,322,833	1,448,847	1,424,290	1,486,477	1,790,807	1,902,060	2,081,382	1,869,250	2,109,155	2,473,535	2,629,852	2,391,916	2,372,257
CURRENT % FUNDED	Average 78%	177%	164%	146%	130%	112%	96%	84%	72%	62%	43%	36%	33%	25%	3%	-13%

*% Reserve Funding in the 70%-130% Range is considered "strong" because in this range cash flow problems and special assessments are generally rare

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2026-2040

VEHICLES

		1.03			1																		
ITEM NO.	Vantaca GL	DESCRIPTION	LOCATION/ QUANTITY	2026 REPLACEMENT COST	NORMAL LIFE	REMAINING LIFE	PRESENT AGE	Projects occurring in:															
								2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
1	7001	2015 Toyota Tacoma		\$53,560	15	4	11	\$0	\$0	\$0	\$0	\$60,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Current Vehicles Replacement Cost:				\$53,560				\$0	\$0	\$0	\$0	\$60,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2026-2040

BUILDINGS

				1.03		1																
ITEM NO.	Vantaca GL	DESCRIPTION	LOCATION/ QUANTITY	2026	NORMAL	REMAINING	PRESENT	Projects occurring in:														
				REPLACEMENT COST				LIFE	LIFE	AGE	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
1	7100	Aidan's Shed		\$23,690	20	16	4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	7101	East Haystacker Highlands So. Bathroom Fixtures		\$1,545	20	1	19	\$0	\$1,591	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	7102	East Haystacker Highlands So. Bathroom Roof (Metal)		\$8,240	40	21	19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	7103	East Haystacker Highlands So. Bathroom Siding Improvements		\$10,815	20	7	13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	7104	East Haystacker Highlands So. Picnic Shelter Roof (Metal)		\$7,210	40	22	18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	7105	Office Space Boiler		\$17,510	10	3	7	\$0	\$0	\$0	\$19,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,714	\$0
7	7106	Reserve Study		\$2,841	5	2	3	\$0	\$0	\$3,014	\$0	\$0	\$0	\$0	\$3,494	\$0	\$0	\$0	\$0	\$4,050	\$0	\$0
Total Current Buildings Replacement Cost:				\$71,851				\$0	\$1,591	\$3,014	\$19,134	\$0	\$0	\$0	\$16,795	\$0	\$0	\$0	\$0	\$4,050	\$25,714	\$0

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2026-2040

FURNITURE, FIXTURES, & DECOR.

ITEM NO.	Vantaca GL	DESCRIPTION	LOCATION/ QUANTITY	1.03		1		Projects occurring in:														
				2026 REPLACEMENT COST	NORMAL LIFE	REMAINING LIFE	PRESENT AGE	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
1	7200	Admin PC (2) Computers		\$6,000	5	4	1	\$0	\$0	\$0	\$0	\$6,753	\$0	\$0	\$0	\$0	\$7,829	\$0	\$0	\$0	\$0	\$9,076
2	7201	Copier		\$4,635	10	6	4	\$0	\$0	\$0	\$0	\$0	\$0	\$5,534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	7202	Office Furniture		\$6,000	15	5	10	\$0	\$0	\$0	\$0	\$0	\$6,956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	7203	Server / PC / ACT Upgrade		\$979	5	4	1	\$0	\$0	\$0	\$0	\$1,101	\$0	\$0	\$0	\$0	\$1,277	\$0	\$0	\$0	\$0	\$1,480
#REF!	7205	Admin PC (2)		\$3,000	5	2	3	\$0	\$0	\$3,183	\$0	\$0	\$0	\$0	\$3,690	\$0	\$0	\$0	\$0	\$4,277	\$0	\$0
Total Current FF&E Replacement Cost:				\$20,614				\$0	\$0	\$3,183	\$0	\$7,854	\$6,956	\$5,534	\$3,690	\$0	\$9,105	\$0	\$0	\$4,277	\$0	\$10,556

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2026-2040

ALLEYS

		1.03				1																	
ITEM NO.	Vantaca GL	DESCRIPTION	LOCATION/ QUANTITY	2026	NORMAL LIFE	REMAINING LIFE	PRESENT AGE	Projects occurring in:															
				REPLACEMENT COST				2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
1	7300	Aidan Alleys - (Palmer Lp/Aidan Rd 1,500 lin ft) Asphalt Overlay		\$189,000	40	29	11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2	7301	Aidan Alleys - (Palmer Lp/Aidan Rd 1,500 lin ft) Seal Coat		\$10,800	5	1	4	\$0	\$11,124	\$0	\$0	\$0	\$0	\$0	\$12,896	\$0	\$0	\$0	\$0	\$14,950	\$0	\$0	\$0
3	7302	Alleys (Garnett Lane, 450 lineal feet) - Asphalt Overlay		\$56,700	40	29	11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	7303	Alleys (Garnett Lane, 450 lineal feet) - Seal Coat FILING2		\$3,240	5	2	3	\$0	\$0	\$3,437	\$0	\$0	\$0	\$0	\$0	\$3,985	\$0	\$0	\$0	\$0	\$4,619	\$0	\$0
5	7304	Alleys (Parcel B Back Alley, 600 lineal feet) - Asphalt Overlay		\$75,600	40	29	11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	7305	Alleys (Parcel B Back Alley, 600 lineal feet) - Seal Coat	672-702 Found	\$4,320	5	0	5	\$4,320	\$0	\$0	\$0	\$0	\$0	\$5,008	\$0	\$0	\$0	\$0	\$5,806	\$0	\$0	\$0	
7	7306	Alleys (Parcel B, 2,700 lineal feet) - Asphalt Overlay		\$340,200	40	29	11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
8	7307	Alleys (Parcel B, 2,700 lineal feet) - Seal coat FILING 2		\$19,440	5	0	5	\$19,440	\$0	\$0	\$0	\$0	\$0	\$22,536	\$0	\$0	\$0	\$0	\$26,126	\$0	\$0	\$0	
9	7308	Alleys (Parcel D , 3,400 lineal feet) - Asphalt Overlay	726-750 Found	\$428,000	40	29	11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
10	7309	Alleys (Parcel D , 3,400 lineal feet) - Seal Coat FILING 7/18		\$24,480	5	0	5	\$24,480	\$0	\$0	\$0	\$0	\$0	\$28,379	\$0	\$0	\$0	\$0	\$32,899	\$0	\$0	\$0	
11	7310	Back Alley (450 Lineal ft) -Asphalt Overlay		\$56,700	40	29	11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
12	7311	Back Alley (450 Lineal ft)- Seal coat		\$3,240	5	2	3	\$0	\$0	\$3,437	\$0	\$0	\$0	\$0	\$0	\$3,985	\$0	\$0	\$0	\$0	\$4,619	\$0	\$0
Total Current Alleys Replacement Cost:				\$1,211,720				\$48,240	\$11,124	\$6,875	\$0	\$0	\$55,923	\$12,896	\$7,970	\$0	\$0	\$64,831	\$14,950	\$9,239	\$0	\$0	

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2026-2040

IRRIGATION

		1.03		1		Projects occurring in:																
ITEM NO.	Intake #	DESCRIPTION	LOCATION/ QUANTITY	2026 REPLACEMENT COST	NORMAL LIFE	REMAINING LIFE	PRESENT AGE															
								2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
1	7400	Aidan's Park and Parcel		\$10,026	40	18	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	7401	Boulevard Irrigation Replacement (Village Homes East side)		\$12,538	40	18	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	7402	Boulevard Irrigation Replacement (Village Homes West side)		\$12,538	40	18	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	7403	East Haystacker Highlands No. Pocket Park Irrigation		\$11,621	40	18	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	7404	East Haystacker Highlands So. Pocket Park Irrigation		\$11,621	40	18	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	7405	Newquist Park		\$8,652	40	18	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	7406	Parcel L Harrier Cir. Pocket Park Irrigation		\$11,621	40	18	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	7407	Parcel O Ouzel Lane Pocket Park Irrigation		\$11,621	40	18	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	7408	Parcel R Haystacker (Sawmill Cir) Pocket Park Irrigation		\$16,223	40	18	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	7409	Pat's Park (Seabry) Pocket Park Irrigation		\$8,652	40	18	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	7410	Village Homes Park		\$11,621	40	18	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Current Irrigation Replacement Cost:				\$126,736				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2026-2040

PARKS

ITEM NO.	Vantaca GL	DESCRIPTION	LOCATION/ QUANTITY	1.03		1		Projects occurring in:														
				2026 REPLACEMENT	NORMAL	REMAINING	PRESENT	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
				COST	LIFE	LIFE	AGE															
1	7500	Aidan's Park and Parcel Chip Replacement		\$2,575	5	4	1	\$0	\$0	\$0	\$0	\$2,898	\$0	\$0	\$0	\$0	\$3,360	\$0	\$0	\$0	\$0	\$3,895
2	7501	Aidan's Park and Parcel Structure		\$32,000	35	20	15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	7502	East Haystacker Highlands No. Chip Replacement		\$2,575	5	0	5	\$2,575	\$0	\$0	\$0	\$0	\$2,985	\$0	\$0	\$0	\$0	\$3,461	\$0	\$0	\$0	\$0
4	7503	East Haystacker Highlands No. Play Structure		\$32,000	35	15	20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	7504	East Haystacker Highlands So. Chip Replacement		\$2,575	5	0	5	\$2,575	\$0	\$0	\$0	\$0	\$2,985	\$0	\$0	\$0	\$0	\$3,461	\$0	\$0	\$0	\$0
6	7505	East Haystacker Highlands So. Play Structure		\$32,000	35	24	11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	7506	Parcel L Harrier Cir. Pocket Park Chip Replacement		\$2,575	5	0	5	\$2,575	\$0	\$0	\$0	\$0	\$2,985	\$0	\$0	\$0	\$0	\$3,461	\$0	\$0	\$0	\$0
8	7507	Parcel L Harrier Cir. Pocket Park Play Structure		\$32,000	35	21	14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	7508	Parcel R Haystacker (Sawmill Cir) Pocket Park Chip Replacement		\$2,575	5	0	5	\$2,575	\$0	\$0	\$0	\$0	\$2,985	\$0	\$0	\$0	\$0	\$3,461	\$0	\$0	\$0	\$0
10	7509	Parcel R Haystacker (Sawmill Cir) Pocket Park Play Structure		\$30,900	35	13	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,378	\$0	\$0
11	7510	Tree Replacement		\$150,000	4	1	3	\$0	\$154,500	\$0	\$0	\$0	\$173,891	\$0	\$0	\$0	\$195,716	\$0	\$0	\$0	\$220,280	\$0
12	7511	Village Homes Park Chip replacement		\$3,000	5	0	5	\$3,000	\$0	\$0	\$0	\$0	\$3,478	\$0	\$0	\$0	\$0	\$4,032	\$0	\$0	\$0	\$0
13	7512	Village Homes Park Structure		\$43,850	35	13	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,395	\$0	\$0
Total Current Parks Replacement Cost:				\$368,625				\$13,300	\$154,500	\$0	\$0	\$2,898	\$189,309	\$0	\$0	\$0	\$199,076	\$17,874	\$0	\$0	\$330,053	\$3,895

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2026-2040

RECREATION PATHS

		1.03		1																		
ITEM NO.	Vantaca GL	DESCRIPTION	LOCATION/ QUANTITY	2026	NORMAL	REMAINING	PRESENT	Projects occurring in:														
				COST				LIFE	LIFE	AGE	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
		Total Linear Feet of Pathways 10.2 miles/53856 LF																				
1	7600	Arroyo Drive-Fourth of July Rd –E Haystacker Dr (4200 lf)		\$38,850	5	4	1	\$0	\$0	\$0	\$0	\$43,726	\$0	\$0	\$0	\$0	\$50,690	\$0	\$0	\$0	\$0	\$58,764
2	7601	Brush Creek Park-Capitol St – Sylvan Lake Rd (6700 lf)		\$61,975	5	3	2	\$0	\$0	\$0	\$67,722	\$0	\$0	\$0	\$0	\$78,508	\$0	\$0	\$0	\$0	\$91,012	\$0
3	7602	Brush Creek Park-Founders Ave – Brush Creek Rd (100 lf)		\$925	5	4	1	\$0	\$0	\$0	\$0	\$1,041	\$0	\$0	\$0	\$0	\$1,207	\$0	\$0	\$0	\$0	\$1,399
4	7603	Brush Creek Park-Founders Ave – Brush Creek Rd (1700 lf)		\$15,725	5	3	2	\$0	\$0	\$0	\$17,183	\$0	\$0	\$0	\$0	\$19,920	\$0	\$0	\$0	\$0	\$23,093	\$0
5	7604	Driving Range Bridge		\$10,000	5	4	1	\$0	\$0	\$0	\$0	\$11,255	\$0	\$0	\$0	\$0	\$13,048	\$0	\$0	\$0	\$0	\$15,126
6	7605	Driving Range, Palmer Loop-Sylvan Lake Rd – ER Rd (2700 lf)		\$24,975	5	3	2	\$0	\$0	\$0	\$27,291	\$0	\$0	\$0	\$0	\$31,638	\$0	\$0	\$0	\$0	\$36,677	\$0
7	7606	East Haystacker Drive-ER Rd- New York Mtn Rd (9700 lf)		\$89,725	5	4	1	\$0	\$0	\$0	\$0	\$100,986	\$0	\$0	\$0	\$0	\$117,071	\$0	\$0	\$0	\$0	\$135,717
8	7607	ER -School – Robbins Egg Ln (7650 lf)		\$70,763	5	2	3	\$0	\$0	\$75,072	\$0	\$0	\$0	\$0	\$87,030	\$0	\$0	\$0	\$0	\$100,891	\$0	\$0
9	7608	Fourth of July -ER Rd - Arroyo Dr (4800 lf)		\$44,400	5	4	1	\$0	\$0	\$0	\$0	\$49,973	\$0	\$0	\$0	\$0	\$57,932	\$0	\$0	\$0	\$0	\$67,159
10	7609	Greenhorn to Sylvan Lake Road (400 lf)		\$3,700	5	4	1	\$0	\$0	\$0	\$0	\$4,164	\$0	\$0	\$0	\$0	\$4,828	\$0	\$0	\$0	\$0	\$5,597
11	7610	Highlands Pedestrian Bridge Decking		\$35,000	25	13	12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,399	\$0
12	7611	Brush Creek Park Bridge Decking		\$35,000	25	13	12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,399	\$0
13	7612	Hole 8 Golf Course-Seven Hermits Dr–W Haystacker Dr (650 lf)		\$6,012	5	3	2	\$0	\$0	\$0	\$6,569	\$0	\$0	\$0	\$0	\$7,616	\$0	\$0	\$0	\$0	\$8,829	\$0
14	7613	Open Space - F24, 25 Parks-E Haystacker Dr (3000 lf)		\$27,750	5	2	3	\$0	\$0	\$29,440	\$0	\$0	\$0	\$0	\$34,129	\$0	\$0	\$0	\$0	\$39,565	\$0	\$0
15	7614	Open Space-ER Rd – W Dewey Park (2050 lf)		\$18,962	5	4	1	\$0	\$0	\$0	\$0	\$21,342	\$0	\$0	\$0	\$0	\$24,741	\$0	\$0	\$0	\$0	\$28,682
16	7615	Open Space-Sylvan Lake Rd – Robbins Egg Ln (1000 lf)		\$9,250	5	3	2	\$0	\$0	\$0	\$10,108	\$0	\$0	\$0	\$0	\$11,718	\$0	\$0	\$0	\$0	\$13,584	\$0
17	7616	Ouzel Lane-ER Rd – Brush Creek Rd (500 lf)		\$4,625	5	4	1	\$0	\$0	\$0	\$0	\$5,205	\$0	\$0	\$0	\$0	\$6,035	\$0	\$0	\$0	\$0	\$6,996
18	7617	Path Resurfacing Major Overhaul		\$75,000	5	4	1	\$0	\$0	\$0	\$0	\$84,413	\$0	\$0	\$0	\$0	\$97,858	\$0	\$0	\$0	\$0	\$113,444
19	7618	Sylvan Lake -Ewing Street – Brush Creek Rd (3100 lf)		\$28,675	5	2	3	\$0	\$0	\$30,421	\$0	\$0	\$0	\$0	\$35,267	\$0	\$0	\$0	\$0	\$40,884	\$0	\$0
20	7619	Sylvan Lake -Green Acres – School (3700 lf)		\$34,225	5	2	3	\$0	\$0	\$36,309	\$0	\$0	\$0	\$0	\$42,092	\$0	\$0	\$0	\$0	\$48,797	\$0	\$0
21	7620	Sylvan Lake -US Highway 6 – Hospital (1500 lf)		\$13,875	5	3	2	\$0	\$0	\$0	\$15,162	\$0	\$0	\$0	\$0	\$17,576	\$0	\$0	\$0	\$0	\$20,376	\$0
22	7621	Crusher Fines Pathway		\$30,000	10	0	10	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,317	\$0	\$0	\$0	\$0	\$0
Total Current Recreation Paths Replacement Cost:				\$679,412				\$30,000	\$0	\$171,243	\$144,035	\$322,106	\$0	\$0	\$198,518	\$166,975	\$373,409	\$40,317	\$0	\$230,136	\$296,368	\$432,884

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2026-2040

FENCE

ITEM NO.	Vantaca GL	DESCRIPTION	LINEAR FEET, ROCK PILLARS QUANTITY	1.03		1		Projects occurring in:														
				2026	NORMAL LIFE	REMAINING LIFE	PRESENT AGE															
				REPLACEMENT COST				2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
1	7700	CAPITOL STREET Brush Creek Bridge to Haunted Barn	170	\$9,854	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	7701	CAPITOL STREET Cupola Barn to Brush Creek	152	\$8,811	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	7702	CAPITOL STREET Pavilion up Capitol to Crosswalk	280	\$16,230	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	7703	CAPITOL STREET South side Capitol to TOE Barn	352	\$20,403	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	7704	EAGLE RANCH ROAD Eagle Ranch Rd / Golf Course	1696	\$98,306	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	7705	EAGLE RANCH ROAD Ouzel Park	72	\$4,174	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	7706	EAST HAYSTACKER Across from Bathroom	80	\$4,637	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	7707	EAST HAYSTACKER Arroyo Intersection	64	\$3,710	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	7708	EAST HAYSTACKER Arroyo Parking Lots	360	\$20,867	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	7709	EAST HAYSTACKER Arroyo Parking Lots, Rock Pillar	6	\$0	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	7710	EAST HAYSTACKER Aster Ct. Intersection	64	\$3,710	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	7711	EAST HAYSTACKER Avalanche Intersection	64	\$3,710	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	7712	EAST HAYSTACKER Clover Lane Intersection	64	\$3,710	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	7713	EAST HAYSTACKER Coyote Song Park	56	\$3,246	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	7714	EAST HAYSTACKER Coyote Song Park Rock Pillar	2	\$0	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	7715	EAST HAYSTACKER Elk Haven Park	72	\$4,174	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	7716	EAST HAYSTACKER Elk Haven Park , Rock Pillar	2	\$0	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	7717	EAST HAYSTACKER Golf Course Bathroom (hole #14)	176	\$10,201	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	7718	EAST HAYSTACKER Hollyhock Intersection	64	\$3,710	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	7719	EAST HAYSTACKER Mt. Jackson Ct. Intersection	64	\$3,710	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	7720	EAST HAYSTACKER New York Mtn. Intersection	64	\$3,710	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	7721	EAST HAYSTACKER Past Harvester / Bottom of Wall	776	\$44,980	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	7722	EAST HAYSTACKER Past Harvester / Bottom of Wall Rock	4	\$0	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	7723	EAST HAYSTACKER Prospect Peak Intersection	64	\$3,710	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	7724	SYLVAN LAKE ROAD 3-way stop	128	\$7,419	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	7725	SYLVAN LAKE ROAD Brush Creek Bridge Both Sides	200	\$11,593	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	7726	SYLVAN LAKE ROAD Driving Range Bridge	72	\$4,298	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	7727	SYLVAN LAKE ROAD East Side Bike Path, Med Ctr to Front	416	\$24,836	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	7728	SYLVAN LAKE ROAD East Side, Brush Creek to Dog Station	504	\$30,090	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	7729	SYLVAN LAKE ROAD Green Acres	370	\$22,090	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31	7730	SYLVAN LAKE ROAD Hole #1 Path	224	\$13,374	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
32	7731	SYLVAN LAKE ROAD Hole #1 Vignette	72	\$4,298	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
33	7732	SYLVAN LAKE ROAD Path behind Dusty Boot Creek Crosswalk	42	\$2,507	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
34	7733	SYLVAN LAKE ROAD West Side Bike Path, Med Ctr to Front	1680	\$100,300	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
35	7734	SYLVAN LAKE ROAD West Side, Green Acres to Bike Path	680	\$40,597	50	28	22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Current Fence Replacement Cost:				\$536,966				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



EAGLE RANCH ASSOCIATION

2025

- 25th Anniversary Celebration
- Entry Monument Stone
- Recreation Pathways
- School/Retirement Pathway
- Firewise Community
- Fence Repairs



EAGLE RANCH ASSOCIATION

2025

25th Anniversary Celebration



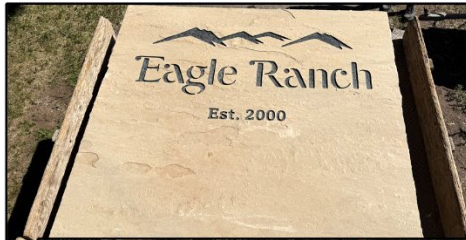
June 21, 2025



EAGLE RANCH ASSOCIATION

2025

Monument Stone



Corner of Capitol Street and Sylvan Lake Road



EAGLE RANCH ASSOCIATION

2025

Recreation Path Repair



Over 5 miles of asphalt recreation paths were repaired and seal coated in 2025, completing the sealcoating that began in 2023.



EAGLE RANCH ASSOCIATION

2025

New Pathway



NEW SIDEWALK LINKS GENERATIONS IN EAGLE



Brush Creek Elementary School and Castle Peak Senior Life & Rehab have had a beautiful connection for many years in which seniors and students connect and form friendships. Thanks to a new sidewalk installed by Eagle Ranch HOA, they now have a direct, walkable path to visit one another. Previously, students had to navigate a steep, uneven hillside or a long walk on town sidewalks to reach Castle Peak for intergenerational programs. The new path eliminates that hazard and allows students to visit Castle Peak residents more safely. "The Eagle Ranch HOA board was amazing, as they allowed the Brush Creek Student Council to be involved in the democratic process of requesting the sidewalk. The students learned a great deal and were thrilled at the outcome! Many thanks to the Eagle Ranch HOA board!" said STEM teacher Dawn Theelke-Thomas. The project was completed with support from Nick Richards and Eric Eves of Eagle Ranch HOA. Special thanks to Theelke-Thomas and the Student Council, who've been advocating for this improvement for years.

Path between Brush Creek Elementary and Castle Peak Senior Life and Rehab



EAGLE RANCH ASSOCIATION

2025

Eagle Valley Wildland



- 188 residential wildfire risk assessments.

- 25 acres were treated through hand thinning and pile work.

- Eagle County Chipping Program

- Eagle Ranch remains a model of proactive wildfire mitigation and community collaboration.



EAGLE RANCH ASSOCIATION

2025

Fence Repair



Over 300 feet of fencing repaired



EAGLE RANCH ASSOCIATION

2026

- **Brush Creek Recreation Path**
- **Village Homes Alleyways**



EAGLE RANCH ASSOCIATION

2026

Brush Creek Recreation Path



1.5 miles: Cleanup of path corridor and replacement of gravel surface



EAGLE RANCH ASSOCIATION

2026

Village Homes Alleyways



Repair, crack sealing and seal coating.



Eagle Ranch Community Standards

Reference Guide

To: Eagle Ranch Owners

Subject: Covenant Education Committee

Meeting Date: December 10, 2025

Summary

During the August 20th regular meeting of the Eagle Ranch Executive Board, the Board agreed to form an owner committee to evaluate enforcement practices and provide recommendations for improvement on the matter.

The Eagle Ranch Covenant Education Committee was formed and consisted of two Executive Board members, two homeowners and one local business member.

Goals of the Committee:

- Effectively communicate Association rules and regulations to homeowners and residents.
- Clearly define what homeowners/residents can and can't do in a simple and easily understandable format
- Ensure homeowners and residents have resources they can refer to.

The Committee analyzed all existing governing documents, state law, and owners' concerns in order to establish a single, summarized document. This document primarily relates to the Master Association, as there are a number of sub-associations with slightly different governing documents and corresponding rules and regulations.

The following "Eagle Ranch Community Standards" document presents a clear and simplified summary of the Eagle Ranch CC&R's with supplemental links to all pertinent documents.

One area of discussion was clarified and refined during the creation of this document regarding camper and RV "staging" or "rigging". At the November 19th, 2025 Executive Board meeting, the Board voted and approved of the following update:

RVs, campers, boats, trailers or similar may be parked in driveways ONLY during the 48-hour loading period before a trip and the 48-hour unloading period after a trip. Each 48-hour loading/unloading time-frame is considered one "Rigging Period." Residents are allowed a total of four, non-consecutive, rigging periods per month.

At the same time, the following was also clarified:

Other holiday decorations may be displayed three weeks prior to the holiday and must be removed within five days after. (i.e. Halloween, Easter, Fourth of July)

Management and the Covenant Education Committee will be developing and implementing a communication and marketing plan in 2026 to aid in resident education on these matters.



Eagle Ranch Community Standards

Reference Guide

Welcome to Eagle Ranch! This guide highlights some of the important community standards of Eagle Ranch that protect the beauty, safety, and wildlife-friendly character of this amazing and unique neighborhood.

Important note: This Guide is intended to cover the basic rules and regulations that govern Eagle Ranch, sourced from the HOA covenants that each homeowner agreed to in the title process, as well as town, county, and state laws and ordinances. Depending on your address, you may have a Sub-Association with slightly different directives. See the link page at the end of the document for more information.

The Eagle Ranch Association Covenants, Rules, and Regulations apply to both owners and tenants.



If you plan to alter the exterior of your home (i.e. landscaping, fencing, decking, roofing, an addition, lighting, play structure, outbuilding/shed, Accessory Dwelling Unit) seek approval from [Design Review](#).



Parking and Vehicles

- ✓ Up to **three vehicles (must be operational) per property** may be parked on an approved outdoor surface. This includes rentals, short-term rentals and properties with an ADU.
- ✓ RVs, campers, boats, trailers or similar may be parked in driveways **ONLY** during the 48-hour loading period before a trip and the 48-hour unloading period after a trip. Each 48-hour loading/unloading time-frame is considered one “Rigging Period.” Residents are allowed a total of four, non-consecutive, rigging periods per month.
- ✓ Snow, garden and maintenance equipment must be stored indoors.
- ✓ Snowmobiles, golf carts, rafts, camper shells, utility trailers, ATVS's, side-by-sides, and/or similar items must be kept in an enclosed structure at all times.
- ✗ Vehicles may not be parked on landscaping (i.e. grass or lawns).

The Town of Eagle laws and ordinances include:

- ✗ Alleyway parking, snow events and on-street [parking rules](#).
-



Pets and Animals

- ✓ A maximum of two dogs per household. Enjoy other indoor household pets (i.e. cats, gerbils, birds).
- ✓ Keep dogs leashed. Dogs are **only** allowed off-leash at the dog park.
- ✗ No farm animals (i.e. pigs, chickens, goats, livestock, roosters, llamas)

The Town of Eagle laws and ordinances include:

- ✓ Dogs must be leashed on recreation trails, on open space, and on the golf course.



Trash Cans

- ✓ Trash cans, including the Town of Eagle issued recycling and compost containers, shall be stored inside an enclosed structure. Cans may be placed curbside **ONLY** on the morning of pickup and must be returned inside by the evening of pickup day.

The Town of Eagle laws and ordinances include:

- ✓ See the [Town Wildlife Ordinance](#) for more.
-



Wildlife

Eagle Ranch is home to elk, bears, deer and many other wild animals! Here are some tips from Colorado Parks and Wildlife for [Living with Wildlife](#).

- ✓ Seasonal closure dates for Town of Eagle Open Space and Trails are **December 1 - April 15**. During the closure period, trails and open space properties are closed to all human activity.
- ✓ Seasonal wildlife fencing can be put up from September 15th to May 15th. [Appendix G](#) of the Design Guidelines.

The Town of Eagle laws and ordinances include:

- ✗ **DO NOT feed wildlife!** (Birdfeeders are OK. Make sure other animals can't access them.)
 - ✓ See the [Town Wildlife Ordinance](#) for more.
-



Landscaping and Fencing

- ✓ Any exterior landscaping alterations and fencing **require [Design Review](#) approval.**
 - ✓ Landscape plans should favor the use of water-wise (xeric) and wildlife-resistant plants.
 - ✓ Landscaping must be maintained through appropriate mowing, weed control, and irrigation.
 - ✓ Minimize fire hazards by removing dead plantings, branches, and brush.
-



Accessory Dwelling Units (ADUs)

You may add a small accessory dwelling (i.e. one one-bedroom unit) if it meets size and design guidelines.

- ✓ ADUs require [Design Review](#) Approval.
 - ✓ ADUs can be no more than 850 square feet and include only one bedroom.
 - ✓ Owners shall occupy at least one of the dwelling units on the premises as a primary residence.
-



Short-Term Rentals

- ✓ Short-term rentals are allowed in Eagle Ranch. Check with your sub-association for specific restrictions.

The Town of Eagle laws and ordinances include:

- ✓ Short-term rentals must be registered. [See the Town's FAQ's on STRs for more.](#)



Lighting and Dark Skies

- ✓ Exterior lighting shall be [Darksy](#) Compliant. (i.e. fixtures that are fully shielded and direct light downward only.) Lighting alterations require [Design Review](#) approval.
 - ✓ Exterior lights shall be turned off from 11pm to 5am.
-



Holiday Decorations

- ✓ Winter seasonal holiday lighting and decorations may be displayed from November 15 to January 15.
 - ✓ Other holiday decorations may be displayed three weeks prior to the holiday and must be removed within five days after. (i.e. Halloween, Easter, Fourth of July)
-



Signs

- ✓ Eagle Ranch limits signs by size, quantity, and placement. [See Appendix H of the Eagle Ranch Design Guidelines for specifics.](#)
 - ✗ Commercial advertising signs on residential properties are not allowed.
-



Children's Play Equipment/Recreational Structures and Outbuildings

- ✓ Outbuildings and recreational structures require [Design Review](#) Approval.
 - ✗ Free-standing above-ground pools are strictly prohibited.
-

** The Eagle Ranch Association understands that unusual circumstances can arise. Please contact the management team at 970-328-2170 or eagleranchhoa@eastwest.com to notify them of your situation. **

Important Notes on Violations

For violations that do not threaten Public Health or Safety

- After the 1st Formal Notice is issued, owners may request a hearing in writing to contest any alleged violation prior to the end of the cure period.
- Fines are Default Assessments of the Eagle Ranch Association that are due and payable within 30 days.
- A single “situation” may have multiple violations. Example: A 4th vehicle with a trailer is parked on a front lawn. This constitutes three violations, each of which can be fined if not cured after formal notice.

For violations that threaten Public Health or Safety:

- Notice of Violation will be given to the owner with a cure period of 72 hours. This notification may come via email, text, posting on the unit or hand delivery.
- If after 72 hours, the violation is not cured, the Association may impose fines on the Unit Owner of \$100 every other day and/or commence legal action to enforce the governing documents and cure the violation.

Please see the [Eagle Ranch Enforcement Policy](#) for more information.



Eagle Ranch Links and References

www.eagleranchhoa.net



Governing Documents

Eagle Ranch Declaration

https://www.eagleranchhoa.net/files/ugd/c49ab8_ce427f62e3c944c09e48e55cef03bb44.pdf



Eagle Ranch Rules and Regs

https://www.eagleranchhoa.net/files/ugd/c49ab8_b29589d358e94aa7a97610fefb15ab6d.pdf



Eagle Ranch Enforcement Policy

https://www.eagleranchhoa.net/files/ugd/c49ab8_bd3438a4ccb5443699991b92dac9f3e1.pdf



Eagle Ranch Governance Policy

https://www.eagleranchhoa.net/files/ugd/c49ab8_3bb65724955249bdb7c4261f10c96873.pdf



Eagle Ranch Wildlife Mitigation Plan

https://www.eagleranchhoa.net/files/ugd/c49ab8_ccaff6c757ca4871b995baf5144f89d5.pdf



Eagle Ranch Design Guidelines

https://www.eagleranchhoa.net/files/ugd/c49ab8_3d89d4630fed4639aa52f5a498ce9e94.pdf



Eagle Ranch PUD Guide

https://www.eagleranchhoa.net/files/ugd/c49ab8_79be04b7fd6c4e3e988289857e937dd3.pdf



Eagle Ranch Design Review
Application Portal

<https://eagleranchhoa.onlinegovt.com/>





Eagle Ranch Sub-Associations

Aidan's Ranch

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



Village Homes

<https://association.epochpropertymanagement.com/village-homes/>



1020 Capitol

<https://www.integritypropmgmt.com/>



Addison Center

Walter Realty Group, Inc.

Castle Peak Building Association

Walter Realty Group, Inc.

Castle Peak Senior Life

<https://www.castlepeak.org/>



Castle View Townhomes

<https://www.integritypropmgmt.com/>



Founders Place

<https://elevatedcolorado.com/founders-place-condominium-association/>



Sylvan Square Condos

<https://elevatedcolorado.com/sylvan-square-condominium-association/>



Two10@Castle Peak

<https://www.housingeaglecounty.com/>



West Village Condos

www.slifermgmt.com





Town of Eagle

ADU Information/Code

https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT4LAUSDECO_CH4.09USST_S4.09.100ACUSST



Short-Term Rental Information

<https://www.townofeagle.org/1007/Short-Term-Rental-Frequently-Asked-Quest>



Leash-Law

https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT8AN_CH8.12ANCO



Open Space

<https://www.townofeagle.org/113/Open-Space>



State of Colorado

CCIOA – The Colorado Common Interest Ownership Act

<https://dre.colorado.gov/sites/dre/files/documents/2024%20Colorado%20Common%20Interest%20Ownership%20Act%2038-33.3-000.pdf>



Senate Bill 23-178: CONCERNING REMOVING BARRIERS TO WATER-WISE LANDSCAPING IN COMMON INTEREST COMMUNITIES

https://leg.colorado.gov/sites/default/files/2023a_178_signed.pdf



House Bill 24.1091: CONCERNING PROHIBITING RESTRICTIONS ON THE USE OF FIRE-HARDENED BUILDING MATERIALS IN RESIDENTIAL REAL PROPERTY

https://leg.colorado.gov/sites/default/files/2024a_1091_signed.pdf



Colorado Parks and Wildlife – Living with Wildlife

<https://cpw.state.co.us/living-wildlife>



Emergency and Transportation Alerts

EC Alert/Everbridge

<https://member.everbridge.net/1332612387832141/login/>



CDOT/My Trip Alerts

<https://subscription.cotrip.org/>

