

MINUTES OF A MEETING
OF THE BOARD OF DIRECTORS OF
EAGLE RANCH ASSOCIATION

A Regular Meeting of the Board of Directors of the Eagle Ranch Association (the “Association”) was held on August 24, 2022, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via video/teleconference.

Directors Present:

Liz Adams, Residential Director
Eric Eves, Residential Director
Jamie Harrison, Residential Director
Steve Lindstrom, Commercial Director

Others Present:

Jeffrey Conklin, Legal Counsel for Gold Dust Capital Partners, LLC (*partial attendance*)
Dave Crawford, East West Hospitality (“EWH”) Director of Operations
Greg Decent, EWH Association Accountant
Brad Hagedorn, Gold Dust Capital Partners, LLC
Bruce Hagedorn, Gold Dust Capital Partners, LLC
Jesse Hagedorn, Gold Dust Capital Partners, LLC
Nicole Moore, EWH Association Controller
Paul Redmond, EWH Regional Controller
Nick Richards, EWH Assistant Association Manager, Eagle Ranch
Marc Ruh, EWH Association Manager, Eagle Ranch
Emily Walz, EWH Director of Association Administration

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:04 p.m. MDT. A quorum of Directors was present.
2. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the Board Meeting held on June 2, 2022 as presented.
3. Election of President. Prior to this meeting, Scott Turnipseed resigned from the Board. As such, a new President will need to be elected. Upon motion made and seconded, the Board elected Steve Lindstrom as President to serve until the next Annual Meeting.
4. Unfinished Business.
 - a. PUD. Representatives from Gold Dust Capital Partners, owners of 1200 Capitol, addressed those present with a history of their desire to develop a mixed-use project on their property. They detailed their frustrations surrounding interactions with the Executive Board and Design Review Board regarding their purchase of 16 residential units created through the 6th Amendment to the PUD.

Jeffrey Conklin, Legal Counsel for Gold Dust Capital Partners, expressed concern with various provisions of the proposed Rules, Regulations, and Procedures Concerning the Allocation of Dwelling Units Under the 6th Amended PUD.

(Jeffrey Conklin and Gold Dust Representatives left the meeting at this point, approximately 3:37 p.m.)

The Board discussed Gold Dust Capital Partners' purchase proposal, and the appropriate calculation for pricing of the development rights for the 16 units. It was agreed that pricing should be derived from recouping direct and indirect costs of the creation of the additional residential units, stemming from the perceived benefit to the community in an effort to add critical residential mass to the downtown area.

Upon motion made and seconded, the Board approved the transfer of the development rights for 16 residential units to Gold Dust Capital Partners for 1200 Capitol at a cost of \$700 per unit. The vote passed with three (3) in favor (Liz Adams, Steve Lindstrom, and Jamie Harrison), and one opposed (Eric Eves).

Jamie Harrison will communicate the Board's counter-offer to legal counsel and the Hagedorns. The Board also agreed that it should be communicated to the Hagedorns that construction must commence within three (3) years of purchase.

5. Colorado House Bill 22-1137. Amended Collections and Enforcement Policies drafted by legal counsel in compliance with Colorado House Bill 22-1137 were distributed for Board review. The Board approved providing to the ownership for the 30 day comment period before formal adoption at the next Board Meeting. Management was asked to create a clearly defined flow chart for the collections and delinquency notice procedure.
6. Financials Report. Financial statements as of June 30, 2022, were distributed prior to this meeting for Board review.
7. New Business.
 - a. Commercial Dues. Liz Adams presented an adjusted commercial dues calculation based on the Eagle County Assessor's square footage. Based on the adjusted calculation, Steve Lindstrom indicated that he has overpaid his dues by approximately \$21,000 over the past 20 years. He asked the Board to consider a credit for this discrepancy. Directors present indicated that it is their opinion that owners have an obligation to ensure their bills are correct, and there was a basis for the previous calculation which was based on square footage provided by the developer. Additionally, the Association cannot request additional money from Commercial owners who underpaid. Based on this reasoning, the remaining Directors present were not inclined to move forward with a credit. The Discussion was tabled until the full Board is present to weigh in.

The Board accepted the Eagle County Assessor's square footage going forward for commercial dues calculation. Commercial owners whose dues are impacted will be notified following this meeting.


- b. Commercial Contribution. There was extensive discussion of an Eagle Ranch Master Association contribution to the Commercial Association for revitalization of the commercial area. It was suggested that alternate funding options for the commercial area

should be explored, including public and private grants. Sidewalks were specifically discussed as a physical component in need of immediate attention. It was determined that a line item should be added to the Operating Budget for “Commercial Reserve Contribution”, which can be determined on an annual basis based on Commercial Association cash flow and Reserve needs.

- c. DRB Administrator. Alyson Leingang plans to leave her position as the contracted DRB Administrator. A full-time in-house Administrator position will be budgeted for in the 2023 Budget for Board consideration.
 - d. Dog Park. Brian Woodrich, District Wildlife Manager, will be consulted regarding the fencing of the dog park and its potential impact to wildlife migration.
 - e. Management was asked to pursue landscaping proposal for the vignettes in the Highlands.
 - f. Eric Eves will pursue bids for installing wraps for electrical boxes.
 - g. Management will circulate a Board Directory to the full Board.
8. Future Meeting Dates. Tentative future meeting dates are as follows:
- a. Board Meeting – November 9, 2022 at 3:00 p.m. MST.
 - b. Annual Meeting – December 7, 2022 at 5:00 p.m. MST.

There being no further business to come before the Board, the meeting was adjourned at 6:21 p.m. MDT.

Respectfully submitted,



Emily Walz, Secretary