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 19, 2025, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, and via video/teleconference*.

Directors Present:

Liz Adams*, Residential Director
Eric Eves, Residential Director
Clark Gundlach, Commercial Director
Corina Lindley*, Commercial Director *(partial attendance)*
Steve Lindstrom, Commercial Director
Tom Olden, Residential Director

Owners Present:

Jamie Harrison (*partial attendance)*
Kate Sheldon, Wildlife Committee *(partial attendance)*

Others Present:

Brooke Cole, Principal, Brush Creek Elementary School *(partial attendance)*
Shelly Cornish, Castle Peak Senior Center *(partial attendance)*
Natay Elckert, Castle Peak Senior Center *(partial attendance)*
Tim Swaner, Eagle River Fire Protection District & Eagle Valley Wildland *(partial attendance)*
Dawn Theelke, Brush Creek Elementary School *(partial attendance)*

Management Present:

Jason Berghauer, East West Hospitality ("EWH") Design Review Board Admin, Eagle Ranch
Amy Brimner*, EWH Assistant Controller *(partial attendance)*
Dave Crawford, EWH VP of Operations
Nicole Moore*, EWH Association Controller *(partial attendance)*
Nick Richards, EWH Community Manager, Eagle Ranch
Thera Shannon, EWH Assistant Community Manager, Eagle Ranch
Emily Walz*, EWH Director of Association Administration

The order of business was as follows:

1. <u>Call to Order</u>. Steve Lindstrom called the meeting to order at 3:00 p.m. MST. A quorum of Directors was present.

2. <u>Agenda Review</u>. Various New Business items were moved to the top of the agenda to accommodate meeting guests.

3. <u>New Business</u>.

a. Asphalt Pathway. Representatives from Castle Peak Senior Center and Brush Creek Elementary presented their proposal to the Board for the creation of an asphalt pathway between the Senior Center and Brush Creek Elementary. It was clarified the pathway would be on Eagle County land and maintained by the School District. The Board was asked to consider funding the project including the cost of the asphalt installation; the Board was in favor of further exploring the project and asked for a full proposal at the next meeting to include scope, cost, future maintenance responsibility, and potential alternative fund-raising methods. Eric Eves will assist Nick Richards with the necessary information regarding the scope and logistics of this project.

(Corina Lindley left the meeting at this point, approximately 3:30 p.m.)

b. Eagle Valley Wildland. Tim Swaner addressed the Board with a funding request on behalf of Eagle Valley Wildland. Upon motion made and seconded, the Board approved contributing $20,000 from account 6610 Common Area Maintenance to support Eagle Valley Wildland. The Board will also consider including an additional line item in the Budget for fire mitigation.

c. Haystacker Parking Lot. Kate Sheldon asked the Board to consider opposing the construction of a new parking lot on Haystacker by the Town of Eagle. Tom Olden, Eric Eves, and Nick Richards volunteered to attend Bureau of Land Management meetings to represent Eagle Ranch interests.

4. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the Board Meetings held November 20, 2024 and December 11, 2024.

5. Financials Review. The 2024 Year-end financial statements were distributed to the Board in advance of the meeting and briefly reviewed. There were no questions.

(Nicole Moore and Amy Brimner left the meeting at this point, approximately 3:59 p.m.)

6. Unfinished Business.

   a. Back Entry Signage. **Bids and design renderings will be provided to the Board for the new back entry sign.**

7. New Business.

   a. Wildlife Contribution. There was discussion of the Town of Eagle Open Space Range position and associated job description recently produced by the Town. It was clarified that the Eagle Ranch Wildlife Committee has chosen to contribute towards the funding of the position. Directors expressed their concern with Eagle Ranch contribution to fund this position, stating this is Town of Eagle responsibility and the provided job description is inconsistent with how the Town previously described the position. The Board reiterated that no direct funding or contribution will be made by the Eagle Ranch Association to the Town of Eagle for the Open Space Ranch position. Another Board Meeting will be scheduled following the upcoming Wildlife Committee meeting.

   b. Playground. Playgrounds equipment replacement will be accelerated to 2025 in the Reserve Study as several pieces of park equipment need replacement sooner than originally anticipated. Improvements to the vignettes will also be included within this project. **Management will provide a formal proposal at the next meeting for playgrounds improvement.**

c. Enforcement Policy. Upon motion made and seconded, the Board approved the Amended Covenant and Rule Enforcement Policy and Procedure as updated by legal counsel to align with current Colorado law.

8. Committee Reports.

   a. A Design Review Board report including design review activity was distributed to the Board in advance of the meeting and questions were fielded by Jason Berghauer.

9. 2025 Meeting Dates.

   a. Board Meeting – May 21, 2025
   b. Board Meeting – August 20, 2025
   c. Board Meeting – November 19, 2025
   d. Annual Meeting – December 10, 2025

There being no further business to come before the Board, the meeting was adjourned at 4:59 p.m. MST.

Respectfully submitted,

Emily Walz, Recording Secretary