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

A Meeting of the Board of Directors of the Eagle Ranch Association (the "Association") was held on August 26, 2025, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, and via video/teleconference*.

Directors Present:

Liz Adams, Residential Director
Casey Glowacki*, Commercial Director
Clark Gundlach, Commercial Director
Corina Lindley*, Commercial Director
Tom Olden, Residential Director

Management Present:

Jason Berghauer, East West Hospitality ("EWH") Assistant Community Manager, Eagle Ranch
Christine Heimerl, EWH Design Review Board Administrator, Eagle Ranch
Nick Richards, EWH Community Manager, Eagle Ranch

The order of business was as follows:

1. Call to Order. The meeting was called to order at 2:03 p.m. MDT. A quorum of Directors was present.

2. Minutes Approval. A motion was made and seconded to approve the minutes of the Board Meeting held on August 20, 2025. The motion passed with a vote of four (4) in favor and one (1) opposed.

3. Executive Session. The Board entered Executive Session at 2:09 p.m. to discuss legal advice related to Wildlife Committee issues. The Board ended Executive Session at 2:15 p.m.

4. Unfinished Business.
    a. Upon motion made and seconded, the Board unanimously denied the funding request from the Wildlife Committee for the Enforcement Officer Trial Program based on feedback provided by legal counsel and the Association's insurance broker.
    b. Liz Adams and Corina Lindley are seeking additional homeowner volunteers to join the HOA Covenant Education Committee. Staff were asked to broadcast the request to homeowners.

5. New Business.
    a. The Board discussed potential updates to parliamentary protocols for future meetings.

6. 2025 Meeting Dates.

    a. Board Work Session – October 22, 2025
    b. Board Meeting – November 19, 2025
    c. Annual Meeting – December 10, 2025

There being no further business to come before the Board, the meeting was adjourned at 2:54 p.m. MDT.