

Action items bolded

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 May 17, 2023, 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
Clark Gundlach, Commercial Director
Steve Lindstrom, Commercial Director

Others Present:

Caroline Bradford, Speak Up Reach Out (*partial attendance*)
Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch
Mike Earl, Old Growth Tree Service (*partial attendance*)
Mike Ingo, Design Review Administrator, Eagle Ranch (*partial attendance*)
Laura Leffler*, EWH HOA Administrator
Nicole Moore*, EWH Association Controller
Nick Richards, EWH Community Manager, Eagle Ranch
Kali Vansteel, Old Growth Tree Service (*partial attendance*)
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 2:03 p.m. MDT. A quorum of Directors was present.
2. Minutes Approval.
 - a. Upon motion made and seconded, the Board approved the minutes of the meeting held February 22, 2023.
 - b. Upon motion made and seconded, the Board approved the minutes of the meeting held April 19, 2023. (*Eric Eves abstained, as he was not present for the meeting; the motion passed with remaining Directors in favor.*)
3. New Business.
 - a. Eagle Ranch Tree Plan. Representatives from Old Growth Tree Service addressed the Board with an update on Eagle Ranch tree health, specifically ash trees and the impact of lilac ash borer beetles. Due to immediate concerns regarding infestation, they recommended a topical tree spraying to help eradicate the beetles and extend the life of trees. An alternate option to consider for future seasons would be trunk injections. As part of a long-term plan, Old Growth has identified 350 healthy ash trees to retain throughout the Community; these remaining ash trees would receive direct trunk injections, as well

Action items bolded

as improved soil and watering. Those ash trees that are removed would be replaced with one of nine diverse species that have been identified as viable for Eagle's environment.

Old Growth provided a proposal for removal and replacement of the ash trees over a five or eight year timeline and associated cost per year. The Board will consider the proposal and make a determination at a future meeting.

Old Growth will provide Management with an owner educational article regarding tree health, maintenance, and beetles in the community.

(Mike Earl and Kali Vansteel from Old Growth left at this point, approximately 3:49 p.m.)

- b. Dog Park. A joint meeting of representatives from the Executive Board and Wildlife Committee took place in March to discuss dog park improvements. The Wildlife Committee expressed support of a visual berm, but indicated their opinion that the Town of Eagle should fund any improvement, as the dog park is the Town's property. The Board agreed that a letter of interest should be submitted to the Town to form a partnership for dog park improvements.
- c. Contractor Registration. Management proposed implementing a policy to require general contractors doing work in the community to register with the Association. This would create access to contractor contact information to use in the event of a rule violation. **The Board expressed their support of implementing such policy, and directed Management to have legal review. This would also be subject to the 30-day owner comment period per the Policy for Adoption and Amendment of Policies and Rules.**
- d. DRB Fee Structure. Management proposed a 25% DRB Fees increase to reduce the burden of HOA dues supporting development. Exterior modifications that would be subject to the DRB Fee versus those considered minor changes were discussed. Upon motion made and seconded, the Board approved the increase to DRB Fees as discussed, and asked Management to clarify projects that would not be subject to DRB fees. Liz Adams will work with Management prior to the 2024 budget to evaluate the direct and indirect DRB costs to the Association.

(Mike Ingo left the meeting at this point, approximately 4:20 p.m.)

- a. Commercial Area Flower Pot. Flower pots have been purchased by the Master Association to be utilized each summer season in the Commercial Area. Ongoing planting in the flower pots would cost an estimated \$7,200 each summer. Nick Richards proposed he and the Landscape Committee would water the flower pots. The Board did not support staff time managing the pots and preferred contracting this out to an individual or the company providing the flowers. It was suggested Management purchase a "watering wagon" for use by the Committee, should they take on the responsibility of maintaining the flowers.
- b. Electrical Boxes. Wrapping of the electrical boxes is moving forward.
- c. Sprinter Vans. Proposed amendments to the Eagle Ranch Rules & Regulations regarding Commercial Use of Residential Units, Vehicle Parking and Storage – Residential Units, and Setbacks. **This will be distributed to owners for a 30-day comment period per the Policy for Adoption and Amendment of Policies and Rules.**

4. Other Business.

Action items bolded

- a. Request for Refund. The Board approved a refund for interest and late fees charged to Owner Account 11532 in the amount of \$38.56.
- b. Sponsorship Request. Caroline Bradford of Speak Up Reach Out requested an Eagle Ranch sponsorship in the amount of \$10,000.

(Caroline Bradford left the meeting at this point, approximately 5:08 p.m.)

The Board denied the request for a \$10,000 sponsorship, but indicated they would be open to a sponsorship of a Speak Up Reach Out event in the future. **A link to the organization will also be added to the Eagle Ranch website.**

- c. Committee Reports. Wildlife and Landscaping Committee Reports were circulated to the Board prior to this meeting.
5. Executive Session. The Board entered Executive Session at 5:25 p.m. to discuss and vote on referral of assessment collection matters. The Board ended Executive Session and resumed the regular meeting at 5:36 p.m.

The Board directed Management to refer any delinquent owner accounts in excess of \$1,000 to outside collections.

There being no further business to come before the Board, the meeting was adjourned at 5:37 p.m. MDT.

Respectfully submitted,



Emily Walz, Secretary