

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 8, 2021, at the Eagle Town Hall, 200 Broadway Street, Eagle, Colorado 81631.

The following Directors were present:

Liz Adams  
Eric Eves  
Steve Lindstrom  
Kevin Sharkey  
John Shipp  
Scott Turnipseed  
David Viele

The following owners (listed alphabetically) were present in person:

Molly Ansfield  
Jeff Boyer  
SL Faison  
Jennifer Filipowski  
Leticia Gonzalez  
Stephen Gordon  
Diane Hagen  
Mitch Hayne  
Keith Kepler  
Steve Manning  
Mike McWilliam  
Nicole Mosby  
Gary Myers  
Oksana Myers  
Sybill Navas  
Holly Nielsen  
Tom Olden  
Melanie Richmond  
Kent Rose  
Dan Silva  
Jon Stavney  
John Thorse  
Melanie Weisman  
Justin Yarnell

Also present were:

Dave Crawford, East West Hospitality ("EWH") Director of Operations  
Paul Redmond, EWH Association Controller  
Marc Ruh, EWH Association Manager  
Emily Walz, EWH Director of Association Administration

The order of business was as follows:

1. Call to Order. Scott Turnipseed, as President, called the meeting to order at 5:02 p.m. MST.

2. Introductions. Board Members introduced themselves to Members.
3. Certification of Notice. Emily Walz, as Secretary, verified that proper notice of the meeting was given in accordance with the Bylaws.
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.)
5. Minutes of Prior Meeting. The minutes from the 2020 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. Replacement Assessment Resolution. Upon motion made and seconded, the following resolution was approved:

*Whereas, the Eagle Ranch Association is a Colorado corporation duly organized and existing under the laws of the State of Colorado, and*

*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 Replacement or wildlife improvements during the year ended December 31, 2021, 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*

*Be it further resolved that interest earned on the Replacement Reserve funds be deposited in the Replacement Reserve Fund and interest earned on Wildlife Fund shall be deposited in the Wildlife Fund.*

7. Election of Residential Director. Scott Turnipseed's term expires at this year's Annual Meeting, and he is not seeking re-election to the Residential Director seat. It was announced that there were three candidates for the open seat on the Board; Andrew David Harbourne, James Harrison, and Monty K. VanderMay. Ballots were collected from the floor, and Ms. Walz excused herself from the meeting to count the votes.
8. Election of Commercial Director. John Shipp's term as Commercial Director expires this year, and he has chosen to step down from the Board after many years of service to the Association. Scott Turnipseed was the sole candidate for the open Commercial seat, and was elected by the Commercial Owners to a three-year term.
9. 2022 Approved Budget. Marc Ruh presented the 2022 Approved Budget. The Annual Dues will remain at \$350 annually for Fiscal Year 2022. The Association is in a positive financial position with increased revenue from transfer fees associated with a high volume of home sales.

10. Election Results. It was announced that based on ballots and proxy votes, James Harrison was elected to a three-year term on the Board.
11. Unfinished Business. There was no Unfinished Business.
12. New Business & Owner Comments.
  - a. Tom Olden commented on the wildlife in Eagle Ranch and specifically the elk migration and the golf course serving as a habitat. Management will work with the Eagle Ranch Metro District on best ways to balance wildlife and amenity for homeowners.
  - b. Jon Stavney commented on light pollution and suggested a reminder for owners to turn off their exterior and holiday lights at night.
  - c. Gold Dust partners (Developer) has submitted plans to the Design Review Board (“DRB”) for approval pending the approval of the PUD amendment.
  - d. The Commercial Board is evaluating the implementation of electric vehicle chargers in the Commercial area.
  - e. Jennifer Filipowski asked Management to contact Century Link regarding the repair of their fencing located at 900 Eagle Ranch Road.

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

Respectfully submitted,

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Emily Walz, Secretary