

MINUTES OF A MEETING OF THE EAGLE RANCH WILDLIFE COMMITTEE

A Meeting of the Eagle Ranch Wildlife Protection Committee (ERWPC) was held on June 11, 2026, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631.

Committee members present:

Kim Hubble
Steve Hoffman, Co-Chair
Courtney Harris, CPW
Kate Sheldon, Chairperson

Absent:

Geoff Grimmer, Town of Eagle
Devin Duval, CPW

Also present:

Scott Jones, Contractor
Jennifer Jones, Contractor
Tom Olden, ER HOA Executive Board Member
Debbie Murphy, Owner
Tom Murphy, Owner
Steve Mairose, Owner

The order of business was as follows:

1. Call to Order. Sheldon called the meeting to order at 1:05 pm MST. A quorum was established.
2. Conflict of Interest Disclosure: no conflicts cited.
3. Minutes Approval. Upon a motion by Hoffman, seconded by Hubble, the Committee approved the minutes unanimously.
4. Adoption of Agenda: Upon a motion made by Hoffman, seconded by Hubble, the Committee approved the Agenda unanimously.
5. Financial Report: Presented; fund balance \$1,146,756.80 as of March 31, 2026
 - Hoffman suggested we keep in mind what's been committed as we evaluate proposals. One of our requirements is to create a budget each year, in November.
 - Sheldon said online shows 40-65 sales per year in Eagle Ranch, with an average of \$1.5 to \$2.1M; of which ERWPC receives 2%. It is unclear what portion of the transfer fee the ERW Trust Fund receives
 - A more accurate anticipated income over the past 3-4 years would be helpful to learn; Hoffman will look into
6. Town of Eagle Representative Report
 - Grimmer was absent
7. Unfinished Business
 - a. Roles and Responsibilities redline from attorney:
 - Hoffman detailed his changes to the HOA attorney's redlines, and his incorporation of Committee members input to the document.
 - Upon a motion made by Sheldon, seconded by Hubble, the Committee unanimously approved Hoffman's revision with changes and transmittal to the HOA attorney.

- b. Ongoing maintenance at Fishing is Fun Pond
 - Background: the HOA received a bill from Solitude Lake Management for May 2025 services and paid it without checking with ERWPC. ERWPC had not authorized any work from Solitude for 2026. ERWC meeting minutes of September 10, 2025 stated the Committee *"would consider funding 2026 maintenance early next year"*. The HOA received a second bill for June and then contacted Sheldon and Hoffman about it. It was noted that ERWPC did not authorize the 2026 treatments.
 - It was discussed that ERWC had technically trespassed on ToE's pond with the treatments in 2025 since there was no agreement in place between ToE and ERWC, and that there are issues with liabilities if ERWPC pays Solitude
 - Hubble noted that it is mostly Eagle Ranch kids utilizing the pond, and that it is an amenity
 - CPW noted they conduct fishing clinics at the pond
 - Sheldon said she was the dissenting vote on this issue on the previous Committee because it was non-native fish in a non-native pond with chemicals being poured into it
 - CPW inquired which chemical was utilized; it was noted that Eutrosorb was on Solitude's proposal; but that Cutrine was the chemical identified in 2025 which CPW had denied because it is not ideal.
 - The Management Agreement from 2016 to 2020 identified The Association will pay up to \$500 per year for unexpected repairs. It was determined that \$650 is close to previous amount but adjusted for cost of living.
 - Upon a motion made by Hoffman, seconded by Hubble, the Committee unanimously approved paying the two bills and advising Solitude to stop the work effective immediately; and for ERWPC to contact ToE to engage in negotiations to renew the Management Agreement to pay an annual amount not to exceed \$650 with the condition that CPW approves the chemicals to be used
- c. Education signage for habitat enhancement
 - The updated large sign design incorporated Shawn Bruckman and CPW's Harris' input
 - Next step includes acquiring approval from entities whose logos are on the sign; to include CPW, ToE, and ECCD. GroundUp was removed from the design.
 - Sheldon will take photos of healthy habitat and share with Committee via email for final selection
 - Harris will look over the language to make the text less wordy
 - Olden asked why the logos are on the sign and noted usually entities pay for advertising such as this
 - The HOA logo will be added, along with language such as "brought to you by the Eagle Ranch Wildlife Protection Committee"
- d. Movie Theater PSAs update
 - Harris asked for clear delineation of the two contact numbers; and noted the 2nd for after hours is State Patrol
 - The Committee decided to use the previous elk image on the waterwise slide
 - On the waterwise slide Hoffman mentioned he saw a message to potentially use in the future: *"every drop saved makes a difference"*
 - Murphy suggested a bear being utilized in a future slide
 - Sheldon will make the changes with the Designer and fwd via email to the Committee for approval
- e. Next noxious weed education effort in HOA e-newsletter was tabled for discussion and will be discussed via email

8. New Business

- a. Discussion and possible action for the RFP submissions:
 - Contractors Scott and Jennifer Jones were present to address questions from the Committee regarding their proposals; they received permission from the Eagle County attorney to move forward and have hit all the requirements for insurance as well from Town of Eagle for all their equipment
 - Jones will find out if CPW could contribute materials for the top vinyl wire on new fencing

- Hoffman asked if Jones proposals are scalable; Jones said yes
- Jones said all work could be completed by end of summer 2027
- Hoffman pointed out this is the first time our Committee has ever done this and asked if ToE and ECOS could step up if we couldn't fund it all
- Hoffman acknowledged there is a pressing need for addressing the barbed wire, after looking at the photos ToE OS had sent which included the remains of of an elk that had caught both legs in the center part of a fence that did not have vertical stays in it; the animal had been eaten alive by a predator/s while struggling to free itself
- Sheldon pointed out there's a reason this fencing is still here 60-80 years later; it is costly and difficult to remove
- Annual maintenance and upkeep was discussed, since ToE brought it up as a necessity; Jones is able to assemble a proposal for that which could be spring and autumn on the ground inventory and repairs
- Guzzlers update: Brian Wodrich of ECOS is now recommending two 10x15 tanks like they installed at Dry Lake; a water truck would fill it up biannually, and Wodrich is looking into water rights
- Jones described tire tanks he'd installed near Radium and their year-round benefits; he said they could partner with an engineer at NRCS
- Time and effort by Jones without guarantees was discussed, with Sheldon noting that ERC includes a Staffing fee of \$50/hour for retroactive work accomplished; and that BLM evidently adds \$200/hr for same work retroactively in contracting
- Dry tanks on Hardscrabble were discussed near Bulls Gulch
- Jones said once wildlife finds water they return; that you can control where wildlife is by water location
- The Western Border map was discussed regarding the blue line; if it could be a laydown fence. Jones brought up the grey part is WHO is responsible to take it down; which is an issue with EC at BCVR.
- DHM's proposal: it was pointed out by Hoffman this is essentially a consultant to manage projects.
- Upon a motion made by Hoffman, seconded by Sheldon, the Committee unanimously approved that the Committee not consider DHM's proposal
- CPW was consulted on prioritizing locations of projects, and awardees
- Hubble expressed interest in staying close to ToE location-wise for projects, and asking ToE to contribute to funding projects
- It was discussed to tell Jones, BLM, ECOS and ToE that we will consider the other projects at another date; that we are taking a phased approach
- Upon a motion made by Hoffman, seconded by Hubble, the Committee unanimously approved funding BLM's \$35,000 barbed wire fence removal project, BLM's \$11,676 Buck and Rail Fencing around the designated riparian area, and 3 of BLM's proposed solar wells for \$90,000 with locations to be determined by BLM with CPW's input
- Upon a motion made by Hoffman, seconded by Hubble, the Committee unanimously approved funding Scott Jones' ECOS new wildlife-friendly fencing for \$38,000 at Brush Creek Rd, and ToE's 11,500 wildlife friendly fencing project for \$125,000 with ToE to fund the balance of \$50,000.

The project was later amended by the committee through an email vote, in accordance with the committee's procedures.

- Sheldon will coordinate with Hoffman on communications to awardees

9. **Future Business** was postponed til the July meeting

10. The meeting was adjourned at 3:09pm MST.

Respectfully submitted,

Kate Sheldon, Chairperson
July 10, 2026