

MINUTES OF A SPECIAL MEETING
OF THE MEMBERS OF EAGLE RANCH ASSOCIATION

A Meeting of the Members of Eagle Ranch Association (the "Association") was held on October 8, 2007, at the Brush Creek Pavilion, Eagle Ranch, in Eagle, Colorado.

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

Jim and Elizabeth Adams, Owner 0096 Big Sage
Kurt Bassett, Owner 1836 Eagle Ranch Road
Marsha Bjorson, Owner 254 Robins Egg Lane
Marsha Bjorson, Western Skies Development, Owner 31 Harvester Court
Michele and Dave Blanchard, Owner 167 Greenhorn Ave.
Gary Brooks, Owner Lot 8, Filing 24 Aston Ct.
John Chizmadia, Owners 119 Sawmill Circle
Abby and Peter Dann, Owners 0002 Camp Fancy Spur
Sam Decker, Owner 2203 E. Haystacker
Floyd and Rita Duffy, Owners 0650 Fourth of July Road
Michael Dunlevie, Owner 148 Foxglove
Rob Faddick, Owner 109 Callie Clark Ct.
Phil Frank, Owner 0046 MacDonald Street
Scott Fritzler, Owner 7 W. Dewey Park
Gail Geddes, Owner 0042 Newquist St.
Carol Glasson, representing Eagle Ranch Village
David and Colleen Hanson, Owners 432 Harrier Circle
Brad Hasley, Owner 0680 4th of July
John Hollis, Owner 53 Lone Spur
Charles Howard, Owner 1143 Capitol Street, #204
Susan Hoy, Owner 94 Callie Clark Ct.
Robert Jackson, Owner 0260 Abrams Creek Drive
Jim Jose, Owner 216 Mayer St.
Karen Kalfas, Owner 0053 Lone Spur
Robert Kaufmann, Owner 22/0186 Harvester Ct.
Mary Lou Keller, Owner 139 Abrams Creek Rd
Dean Kerkling, Owner 2396 Eagle Ranch Road
Michael King, Owner 0220 Longview Ave.
Brad and Kathy Lichtenheld, Owners 0330 Greenhorn Ave.
Jenny Lorch, Owner 290 Greenhorn Ave.
Joyce Mack, Owner 918 Sylvan Lake Road
John G. Martin, Owner 0103 W. Foxglove Lane
Gary Martinez, Owner and President of the Board
Tom McCord, Owner 51 Silver Spur
Kimberly and Richard McGhee, Owners 741 Hernage
Bill and Martha McMakin, Owners 39
Bob and Ruth Moroney, Owners 0302 Lime Park Drive
Jerri Niemeyer, Owner 206 Haystacker
Kurt Reyna, Owner 290 Founders Ave.
Edward J. Resavage, Owner 0067 Bunkhouse Pl.
Kent and Rayma Rose, Owners 0271 Bunkhouse
Bobi Salzman, Owner 0643 Founders Ave.
Luanne Schmidt and Ronald Ridley, Owners 0234 Greenhorn Avenue
Erin Seabury, Owner 416 Founders
John Shipp, Owner Lot 4, Eagle Ranch Commercial

Natane Spencer, Owner 283 Founders Ave.
Donna Spinelli, 530 Palmer Loop and 379 Founders Ave.
Gerrie Spinelli, Owner 631 Founders Avenue
Scott Turnipseed, Owner 1150 Hernage Creek
Martin VandeVen, Owner 286 Robins Egg Lane
Erin Vega, Owner 86 Seven Hermits
Rob Verratti, Owner 366 Lime Park Drive and Director
Jen Wright, representing Eagle Ranch Village LLC

Others present in person were:

Michelle Keane, Western Eagle County Metropolitan Recreational District (“WECMRD”)
Mary Morgan, EWR, Association Administrator and Secretary to the Board
Scott Ruff, WECMRD
Mike Staten, WECMRD

The order of business was as follows:

1. Call to Order. Mr. Martinez, President, called the meeting to order at 6:00 p.m. MDT. Ms. Morgan verified that proper notice of the meeting was given, a copy of which is attached hereto as Exhibit A, and acknowledged that a quorum was present. Copies of proxies, which are attached hereto as Exhibit B and incorporated herein by this reference, are maintained in the Association’s records at EWR’s office.
2. Election of Directors. Mr. Martinez explained the reconfiguration of the Board and other changes anticipated with the transition from Declarant Control to the Owners. Outgoing Declarant representatives resigning from the Board were Jim Adams, Gary Martinez, and Kent Rose. The candidates who were present each provided a brief introduction of himself/herself. There were no further nominations, and nominations were closed. Election directions were provided, and the ballots, attached hereto as Exhibit C, were collected in addition to the proxies. Upon tallying the ballots and proxy ballots, Ms. Morgan reported that Kent Rose and Erin Seabury were elected as Residential Directors, and Ms. Carol Glasson, Willis J. Wright, and John Shipp were elected as Commercial Directors. The newly elected Directors join Messrs. Turnipseed and Verratti, who are already on the Board.
3. Fitness Center. Representatives of WECMRD spoke regarding the programs and operation of the Fitness Center. Information about October class schedules and rate sheets were also available. Mr. Martinez noted that Mr. Verratti is President of the Fitness Center Board of Directors.
4. Other business.
 - a. Golf Course. Mr. Martinez clarified that the golf course is currently owned and operated by Eagle Ranch Metropolitan District, and the Town of Eagle has indicated no interest in taking that over.
 - b. Postal Service. Mr. Martinez reported that it had been learned that the US Postal Service would not be paying to convert commercial space to a post office for Eagle Ranch. Any expense for building or retrofitting a post office would be borne by the Association or independent business.
 - c. The extension of Sylvan Lake Road and traffic at the intersection with Eagle Ranch Road were discussed. It was suggested that a truck route be identified; the response was that it has been identified, but is not always utilized. There was also discussion of congestion around Brush Creek Elementary and traffic concerns.

There being no further business, upon motion duly made and seconded, the meeting was closed at approximately 7:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary Morgan". The signature is written in black ink and is positioned above a horizontal line.

Mary Morgan, Assistant Secretary