

MINUTES OF THE ANNUAL MEETING
OF THE MEMBERS OF EAGLE RANCH ASSOCIATION

A Meeting of the Members of Eagle Ranch Association (the "Association") was held on December 11, 2006, at the Brush Creek Pavilion, Eagle Ranch, in Eagle, Colorado.

The following owners (listed alphabetically) were represented in person* or by proxy:

Mary Alice Abraham, Owner 17 MacDonald Street
Jim and Elizabeth Adams*, Owner 0096 Big Sage and Board Member
Gordon Adgett, Owner 0170 Mayer Street
Ken Armstrong*, Owner 85 Ewing St.
Bob and Pam Barker, Owner 307 Harvester Ct.
Kurt Bassett, Owner 1836 Eagle Ranch Road
Felicia S. Battle, Owner 0211 Beecher St.
Andrew and Donna Beck, Owners 0158 North Penstemon Lane,
0102 Robins Egg Lane, & 0082 Robins Egg Lane
Arlyn Berlinghof*, Owner R-9, 225 Haystacker Dr.
Kay Bertrand, Owner 350 Founders Avenue I-201
Jim Bittner*, Owner 0014 Camp Fancy Spur
Marsha and Sig Bjorson*, Owners 254 Robins Egg Lane
Sig Bjorson*, Western Skies Development, Owner 31 Harvester Court
John Boles, Owner Lots 38, 40, 42, Filing #14
Ed Borasio*, Owner 49 Iris Place
Ed Borasio, Owner 49 Iris Pl.
Amanda Boyd*, Owner 34 Greenhorn Ave.
Linda Bullock, Owner 60 East Double Hitch
Joyce and John Chizmadia*, Owners 119 Sawmill Circle
Pat and John Cook*, Owners 0419 Harrier Circle
Dan Corcoran*, Owner 2473 Eagle Ranch Road
Dave Crawford, Owner 268 Longview Ave.
Abby and Peter Dann*, Owners 0002 Camp Fancy Spur
Jeanne and Kurt Desautels, Owners 271 Harvester Ct.
James D. Dickerson, Jr., Owner 89 Robins Egg Lane
Charles Dolan, Dolan Const., Inc., Owner 1057 & 1041 Fourth of July Road
Patricia Dorf, Owner 345 Founders
Kyle Dulac, Owner 1733 Eagle Ranch Road
Steve Elzinga*, Owner Filing 2, Blk 4, Lot 35
Shannon Fedrizzi*, Owner 0194 Robins Egg Lane
Jean Frank*, Owner 135 Bunkhouse Pl.
Phil Frank*, Owner 0046 MacDonald Street
Scott Fritzler*, Owner 7 W. Dewey Park
Victor Galko, Owner 0015 Robins Egg Lane
John Geddes*, Owner 0042 Newquist St.
Loren Gerch, Owner Aidan's Meadow and Aidan's Landing (66 votes)
Cynthia Gilbert, Owner Lots Q-10, I-18, P-2
David Gilbert*, Owner 0083 Newquist St.
Linda Gilbert*, Owner 0083 Newquist St.
Thomas Gingrich, Owner Rt. Lady Belle

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Dolores Gleason, Owner 5 MacDonald St.
Tom Gosrowoski*, Owner 0160 Harvester
Ted Gould, Owner 0674 Hernage Creek Rd.
Mark D. Hall, Owner 32 Newquist Street
David and Colleen Hanson, Owners 432 Harrier Circle
Gordon Hardenbergh, Owner 88 Sawmill Circle
Patrick Harrington, Owner 94 Harrier Circle
Brad Hasley*, Owner 0680 4th of July
Elisabeth Hasley, Owner 41 Lime Park Drive
Mitch Hayne*, Owner 380 Palmer Loop
Elizabeth Himmes*, Owner 2009 E. Ranch Road
Steve Hoffman, Owner Lot 48, Block 10, Filing 8
John Hollis*, Owner 53 Lone Spur
Robert E. Holmes, Owner 0472 Harrier Circle
Judith O. Hopkins, Owner Lot 25, Block 2, Filing 1
Mike Houlk*, Owner 362 Abrams Creek Dr.
Susan Hoy*, Owner 94 Callie Clark Ct.
Ibrahim M. Ibrahim*, Owner 151 Bunkhouse Road
Robert Jackson*, Owner 0260 Abrams Creek Drive
Jim Jose*, Owner 216 Mayer St.
Mary Lou Keller*, Owner 139 Abrams Creek Rd
Dean Kerkling*, Owner 2396 Eagle Ranch Road
Nancy Knickerbocker, Owner 0100 Long View
Jerry Kokes, Owner #30, 0057 Harvester Court
Peter Kozinski*, Owner 148 Bunkhouse Pl.
Yuri Kostick*, 35 Pat's Circle
John Krueger, Krueger Development Co., LLC, Owner 99 Seven Hermits Dr.
Robert Kuller*, Owner 120 Lime Park Drive
Shelly Kunkel, Owner 31 West Dewey Park
Dan Lambert, Owner 253 N. Penstemon
Elizabeth Lambert, Owner 127 Haystacker Drive
John Lombardi, Owner 21 MacDonald Street.
Peter Lombardi*, Owner 78 Harrier Circle
William and Dina MacFarlane, Owners 64 Newquist St.
Jenni Marquez, Owner 0817 Robin's Egg Lane and 35 Founders Ave.
John G. Martin, Owner 0103 W. Goxglove Lane
Gary Martinez*, Owner and President of the Board
Richard McGhee*, Owner 741 Hernage
Mike McWilliam*, Owner 42 MacDonald St.
John Miskell*, Owner 45 Mayer St.
Ann Moberg, Owner 49 Newquist
Bob and Ruth Moroney*, Owners 0302 Lime Park Drive
Randy Morris, Owner 0255 Fourth of July Road
Marka Moser, Owner 19 Robins Egg Lane
Mary Murphy, Owner 297 Haystacker
George Nachman, Owner 22 East Dewey Park
Linda and Scott Nevin*, Owners 0031 Sawmill Circle
Holly Nielsen, Owner 0087 West Double Hitch

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Ronald Niemeyer*, Owner 206 Haystacker
John Nilsson*, Owner 0023 Lime Park Dr.
Terry Nolan, Owner Gambel Street Townhome #14
Greg Perkins*, Owner 80 Eagle Ranch Rd.
Houston Perkins*, Owner 15 Left Lady Belle
Becky Peterson*, Owner 0050 MacDonald
Randy Radloff, Owner 40 Eagle Ranch Road
Meredith Raub*, Owner 0390 Abrams Creek Drive
Heather Rawlings, Owner 895 Sylvan Lake Road and 667 Founders
Edward J. Resavage, Owner 0067 Bunkhouse Pl.
Charles R. Richard, Owner Lot 41, Filing #22
Melanie Richmond*, Owner 380 Palmer Loop
Kent Rose*, Owner 0271 Bunkhouse and Board Member
Sal Russo Jr. *, Owner 42 Hernage Creek Rd.
Kristina Sappenfield, Owner 211 Fourth of July
Fred & Nancy Schmidt*, Owner 18 Poplar
Diana ScotT*, Owner 0138 Eagle Ranch Road
Raymond L. Sheppard, Owner 46 Foxglove Lane
Jack Skjonsby*, Owner 239 W. Foxglove
Charles Smallwood*, Owner 2414 Eagle Ranch Rd.
Robert Smith*, Owner 31 East Dewey Park
Elizabeth Spetnager, Owner 0530 Founders
Donna Spinelli*, 530 Palmer Loop and 379 Founders Ave.
Gerrie Spinelli*, Owner 631 Founders Avenue
Michael D. Stong, Owner Lot 17, Filing 22, 0320 N. [Penstemon Lane](#)
Cynthia Strauss, Owner 80 Newquist St.
Ann P. Svejcar, Owner 0350 Founders, Unit 102
Marne H. Tutt, Owner 1935 Eagle Ranch Rd.
Rob and Anne Verratti*, Owners 201 & 366 Lime Park Drive and Director
Amy Stecher Vorcak, Owner 180 Mayer Street
Brent Wagner, Owner 0222 West Foxglove Lane
Kathleen Walinsky, Owner 792 Hernage Creek Road
Eric Weaver*, Owner 275 North Penstemon
Robert and Ruth Weaver, Owner Founders Place unit C201 and Filing 21 Lot 38
Craig Wescoatt*, Owner 0944 Hernage Creek Road
Ed Woodland, Owner 90 Big Sage
Jen Wright, representing Eagle Ranch Village LLC & Castle Peak Building (25 votes)

Others present in person were:

Penny Clough, Association Controller, EWR
William Gray, Town of Eagle (“TOE”) Planner
Mary Morgan, EWR, Association Administrator and Secretary to the Board

The order of business was as follows:

1. Call to Order. Mr. Martinez, President, called the meeting to order at 4:15 p.m. MST. Mr. Martinez reviewed the revised agenda which was distributed to owners as they arrived at this meeting.

2. Financial Report. Ms. Clough presented the Approved 2007 Budget Plan, attached hereto as Exhibit A. It was suggested that a column showing the variance from prior year budget and year-end be added to the 2007 Budget.
3. Community Update and Owner comments. Mr. Martinez opened the meeting to comments from the membership, including:
 - a. Mr. Bjornsen indicated that he was looking for input from owners regarding the trail along Brush Creek, as the TOE has asked East West Partners and Eagle Ranch to revise the path.
 - b. An Owner asked if cart path for first hole on fairway could be plowed for snow as the path is used a lot. Mr. Martinez clarified that the golf course is owned by the Metro District, which determined two years ago not to plow due to sprinkler head destruction. It was suggested that it be brushed instead of plowed. The Board agreed to take the matter under advisement.
 - c. Street lights. It was noted that street lights are out. Replacement is the responsibility of TOE; however, the Board indicated they would call them.
 - d. Postal delivery. Mr. Rose updated the group on the pursuit of a postal annex within Eagle Ranch. Mr. Gray, TOE Town Planner, reported that USPS has authorized "home delivery", which would use home addresses, but be delivered to a central collection point or annex. USPS will not authorize true home delivery at this time. Another owner indicated a preference for cluster boxes.
 - e. Fencing. Orange/green elk fencing. Green fencing is more expensive. Mr. Kerkling offered that poultry fabric chicken wire is another alternative.
 - f. Trash in Eagle Ranch and construction trash on recreation path. Suggestions for managing the problem included having the caretaker pick up trash, more frequent neighborhood clean-up days, requiring contractors to clean up construction trash, as pet owners to clean up animal litter.
 - g. It was noted that scheduling the meeting for 4:00 p.m. seems to be problem for many homeowners. Mr. Martinez indicated the Board was open to revisit before the next meeting. It was suggested that the Board directory be included with future mailings to membership, as well as a budget variance report.
 - h. It was suggested that forming a budget committee could serve as a development opportunity for future board members. Also, owners asked that meeting notices be posted via email.
 - i. Lot mowing. It was suggested the mowing of vacant lots be done earlier than September. Too many lots have weeds, and it was suggested that the work be done at the end of July.

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4. Mr. Martinez reviewed the Association responsibilities.
5. Fitness Center. Mr. Verratti, Chairman of the Board's Fitness Center Committee, and Mr. Dann, Vice President East West Resorts, reviewed the agreements for cost-sharing and general plans for the Fitness Center, to be managed by WECMRD. Mr. Dann encouraged owners to provide suggestions regarding hours of operation, programs, etc.
6. Election. Ms. Morgan verified that proper notice of the meeting was given, a copy of which is attached hereto as Exhibit B, and acknowledged that a quorum was present. Copies of proxies and ballots are attached hereto as Exhibit C and incorporated herein by this reference. 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 were collected. After tallying the ballots and proxy ballots, Ms. Morgan reported that Linda Nevin had been elected to serve a three-year term.

There being no further business, upon motion duly made and seconded, the meeting was closed at approximately 6:15 p.m.

Respectfully submitted,

Mary Morgan, Secretary