

MINUTES OF THE MEETING  
OF THE MEMBERS OF EAGLE RANCH ASSOCIATION

A Special Meeting of the Members of Eagle Ranch Association (the "Association") was held beginning at 4:00 p.m. on April 10, 2003, at the Eagle Ranch Golf Club House, Lime Park Drive, Eagle Ranch, in Eagle, Colorado.

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

Jim Adams\*, Owner Block 11, Lot 46  
Arlyn Berlinghof\*, Owner Lot R-9  
Shannon Borasio\*, Owner Lot Q-3  
Casey Bullock, Owner Lot H-12  
Peg Brown, Owner Lot P-12  
Brian Brubaker\*, Owner #20 Robin's Egg  
Laura Campbell, Owner Lot P-25  
Michael and Patricia Cole, Owners Lot H-9  
John Cortez\*, Owner Lot S-35  
Christy Dent\*, Owner 0143 4<sup>th</sup> of July Road  
James Dickerson, Owner Lot P-4  
Robert Dorf, Owner Lot S-8  
Steph Elzinger\*, Owner 684 Founders  
Mark G. Fox, Owner Lot P-26  
Gerald B. Gavenda, Owner Lot H-40  
Cynthia A. Gilbert, Owner Lots Q10, I18, P2  
Thomas and Christine Gingrich, Owners L2- 16  
Carol Glasson\*, representing Wright and Company  
Dolores J. Gleason\*, Owner Lot H-8  
John Hiney, Owner L2 -18  
Judith Hopkins, Owner Lot R-25  
Keith J. Kaufmann, Owner R-15  
Mary Lou Keller\*, Owner Lot H-60  
Bob Knous, Owner Lot H-37  
Charles Koshgarian, Owner Lot L-14  
Doug Landin\*, Owner Lot H-29  
Jenni and Walter Marquez\*, Owners Lot P-14  
Gary Martinez\*, Owner Lot I -15  
Carol McCallister\*, Lots 21/80  
Marka W. Moser, Owner Lot 19  
Robert Navratil, Owner Lot R-19  
Jeffrey T. and Margaret Nicholls, Owners Lot S-16  
Holly Nielsen\*, Owner Lot H-3  
G. J. O'Halloran, Owner Lot S-36  
Jamy and Katherine Patterson\*, Owners Lot H -13  
Houston Perkins\*, Owner Lot L-5  
Steve Post\*, Owner Lots 21/80  
Henry Reed\*, Representing Eagle Ranch Village LLC  
Kent Rose\*, Owner Lot J-21  
Marne Tutt, Owner Lot P2 - 36

Yumi Umezono, Owner Lot Q-4  
Gary Wicklund, Owner Lot R-10  
Glen Wood, Owner Lots H-23 and R-30

Others present in person were:

Mary Morgan, East West Resorts ("EWR")  
Jill Walter, EWR

The order of business was as follows:

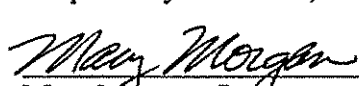
1. Call to Order. Mr. Martinez, President, called the meeting to order. Ms. Morgan verified that proper notice of the meeting was given, and acknowledged that a quorum was present. Copies of proxies are attached hereto as Exhibit A and incorporated herein by this reference.
2. Reading of Minutes. Upon motion duly made (Mr. Patterson) and seconded (Ms. Nielsen), reading of the minutes of the Members' Meeting held on December 19, 2002 was waived and they were unanimously approved as submitted. Mr. Martinez reviewed answers to various questions addressed in his letter dated March 17, 2003.
  - a. He reported that the Design Review Board ("DRB") currently includes Dean Kerkling and Mr. Martinez, both employed by the Developer; Scott Turnipseed, an Eagle Ranch property owner and an architect; plus two other architects. Homeowners will be advised as vacancies occur on the DRB.
  - b. Mr. Martinez reported that the Board had recently established a Wildlife Committee, currently including Kent Rose and Dean Kerkling, Eagle Ranch LLC; Bill Heicher, Division of Wildlife; Steve Richards, Town of Eagle; and John Martin, Metropolitan District. Homeowners should direct inquiries or suggestions to Mr. Kerkling. The Committee meetings will be announced to the membership.
  - c. Responding to questions about lighting issues, Mr. Martinez reported that lamps downlighting the intersection of Sylvan Lake Road and Highway 6 would be installed within a week or so, pending resolution of some right of way issues. He indicated that the Town of Eagle's position is generally that "less is better" and specifically prohibits lighted signs.
3. 2003 Amended Budget. The primary purpose of the meeting was to present the Amended Budget Plan for Fiscal Year 2003. A copy of the approved Budget Plan for 2003, attached hereto as Exhibit B, had been distributed to all members along with the notice of this meeting. Mr. Martinez reviewed the specific landscaping improvement projects to be funded from the Association's Transfer Assessments Fund as approved by the Board. He noted that some projects had been removed or postponed because of water concerns this summer. In addition the Eagle Ranch developer itself has budgeted \$280,000 in landscape construction and maintenance in 2003. There being no votes to reject the Budget, the Budget was deemed ratified in accordance with Colorado Common Interest Ownership Act (the "Act"). He also indicated that the Board is looking for ways to get more

membership input in September and October for the development of next year's budget prior to the December meeting.

4. Other business. There was some discussion of other issues including:
- a. Plans to improve the wetlands area at the end of Robin's Egg Lane;
  - b. Controlling yet providing public access to BLM land for hunting, jeeping, and snowmobiling. Mr. Martinez noted that Kent Rose serves on the BLM's Trail Committee;
  - c. Mr. Reed reported that negotiations are underway for additional commercial tenants in the Castle Peak Building, anticipates a convenience market and possibly a restaurant by July; and
  - d. Ongoing clean-up after elk on the pathways, lighting along path from elementary school.

There being no further business, the meeting ended at approximately 4:50 p.m.

Respectfully submitted,

 *Mary Morgan* 12/10/03  
\_\_\_\_\_  
Mary Morgan, Secretary