

Eagle Ranch Commercial Center Association

2020 Annual Meeting Minutes

December 10, 2020

3:00 PM

Via Teleconference 1-712-770-5505

Attendance: Steve Lindstrom, Marc Ruh, Ron Hedrick, Carol Glasson, Lisa Nero, John Shipp, Yuri Kostick, By Proxy: Ed Borasio appointing Jill Sterkel as representative, Scott Turnipseed appointing Steve Lindstrom as representative, Doug DeChant appointing Steve Lindstrom as representative, Stephanie Glenwright appointing Steve Lindstrom, Craig Chester appointing Steve Lindstrom as representative. See Sign-In Sheet for votes cast.

Other's In Attendance: Dave Zippie – CPA and Michael Walter – Managing Agent

Quorum = 25% of Member Votes: / 64.75% In attendance Established Quorum

Approval of the Minutes

2019 Annual Meeting 12-11-2019: Carol Glasson made the motion to approve the Minutes of the December 11, 2019 Annual Meeting as presented. Ron Hedrick seconded the motion and with a vote taken the minutes of the December 11, 2019 Annual Meeting were approved with no dissenting vote cast.

Approval of the Minutes

Special Meeting 10-1-2020: John Shipp made the motion to approve the Minutes of the Special Meeting held October 1, 2020 as presented. Marc Ruh seconded the motion to approve the Special Meeting Minutes as presented. With a vote taken, the Minutes of the Special Meeting held October 1, 2020 were approved with no dissenting vote cast.

2020 Financial Review: Dave Zippie – CPA reviewed the financial statements for the period ending September 30, 2020. Dave stated the association was close to being right on budget and estimated there would be a budget surplus of approximately \$2,000 at year end.

2021 Budget: Dave Zippie – CPA presented the 2021 Budget – Unchanged from the 2020 Budget. With no objections, the 2021 Budget was ratified by the members.

Notification of Board Action – Expanding the Number of Board of Directors:

Steve Lindstrom informed the members of the Board action taken at the October 22, 2020 Board meeting to expand the Board from the current three members (One Residential and 2 Commercial Directors) to five (5) Board Members (1 Residential and 4 Commercial Members).

Election of Two Board Members: Yuri Kostick and Clark Gundlach were elected to serve as Board Members. The terms (one for two years and one for three years) will be determined at the next Board meeting.

APPROVED: _____

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