

Eagle Ranch Commercial Center Association

2022 Annual Meeting Minutes

December 22, 2022, 3:30 PM

The 2022 Annual Meeting of the Eagle Ranch Commercial Center Association was held on Thursday, December 22, 2022, at the hour of 3:30 PM via ZOOM MEETING Teleconference.

Attendance: Steve Lindstrom – CVT, Inc Capitol Theater, Jill Sterkel – Castle Peak Building (Unit C204), Lisa Nero -Magenta Holdings - Castle Peak Building (101A, 101B 102 A 102B) Jim Wilmer – Castle Peak Building (Unity 201) By Proxy, Karen Schroeder – Castle Peak Building (Unit 203) By Proxy, Nick Richards – Eagle Ranch Association – Castle Peak Building (Units C206, C208, C209) Carla Staight – Addison Building – (Unit 204), Kakie Holland – Addison Building (Unit 202) By PROXY, Christina Taylor – T3 Holdings – Addison Building (Unit 103), Castle Peak Building – (Unit 103), Sylvan Lake Road Building – (Unit 104), Doug DeChant – 1160 Capitol Street Building – BY PROXY, Jim Bolton – Fulford Building (Unit 101) Clark Gundlach – Sylvan Lake Rd (Unit 103), Connie LaDuc – Talon Flats Building.

Others: David Zippie – CPA, and Michael Walter – Managing Agent

Roll Call / Quorum: With (59.47%) of the total members present or represented by Proxy a quorum was established to conduct business.

Approval of the Minutes of the 2021 Annual Meeting: Clark Gundlach made the motion to waive reading of the Minutes of the Annual Meeting held January 26, 2022, and approve the Minutes as presented. Jill Sterkel seconded the motion to waive the reading of the Minutes and approve the Minutes as presented. With a vote taken, the Minutes of the Annual Meeting held January 26, 2022, were approved with no dissenting votes cast.

Review of Financial Statements: David Zippie – CPA reviewed the year-to-date financial statements for the period ending November 30, 2022. David reported that he anticipates the association would end the year with a slight budget deficit of approximately \$2,958 due primarily to the increased legal fees, water, and landscaping expenses.

2023 Budget: David Zippie – CPA presented the 2023 budget with an overall increase of 0.03% above the 2022 budget. Without objection, the 2023 budget was ratified by the members.

Election of Board Member: As the term of Board member Marc Ruh terminated at the annual meeting and with Marc leaving the state, the Board nominated Nick Richards of East West - the managing agent for the Eagle Ranch Association to the Board of Directors. With no other individuals receiving a nomination or write- in on election ballots, Nick Richards ran unopposed and was elected to serve a three (3) year term ending upon the 2025 annual meeting.

Other Business: Clark Gundlach brought to attention that the Brush Creek Market building will start utilizing the recyclable dumpster located in the parking lot to the east of the Live/Work complex facing Founders Avenue to take some pressure off of the HOA recycling and encouraged others to use this cardboard recycle facility. Clark went on to state that they were in the process of placing a lock on the dumpster to discourage non-tenants from using the trash and recycle dumpster located on Gamble Street behind the Endorphin Fitness Center.

John Bolton brought up the inconsistency of receiving timely invoices and accounting of the split trash expense with 1160 Capitol and the Fulford Building. Jim went on to state that he was told that he could not place a lock on the trash enclosure door(s) and something needed to be done to discourage outsiders from dumping trash at the expense of the Fulford and 1160 Capitol building as the expense of trash pickup service was out of control.

Adjournment: With no other business presented the meeting was adjourned.

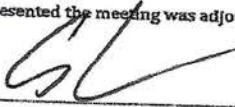
APPROVED: _____

Other Business: Clark Gundlach brought to attention that the Brush Creek Market building will start utilizing the recyclable dumpster located in the parking lot to the east of the Live/Work complex facing Founders Avenue to take some pressure off of the HOA recycling and encouraged others to use this cardboard recycle facility. Clark went on to state that they were in the process of placing a lock on the dumpster to discourage non-tenants from using the trash and recycle dumpster located on Gamble Street behind the Endorphin Fitness Center.

John Bolton brought up the inconsistency of receiving timely invoices and accounting of the split trash expense with 1160 Capitol and the Fulford Building. Jim went on to state that he was told that he could not place a lock on the trash enclosure door(s) and something needed to be done to discourage outsiders from dumping trash at the expense of the Fulford and 1160 Capitol building as the expense of trash pickup service was out of control.

Adjournment: With no other business presented the meeting was adjourned.

APPROVED: _____

A handwritten signature in black ink, appearing to be 'JL', is written over a horizontal line.