

Eagle Ranch Commercial Center Association

Board Meeting Minutes

January 5, 2022

4:00 PM

A meeting of the Executive Board of the Eagle Ranch Commercial Center Association (ERCC) was held on Wednesday, January 5, 2022, at the hour of 4:00 PM via ZOOM Videoconference.

Board Members in Attendance: Steve Lindstrom – President, Marc Ruh – Vice President, Clark Gundlach – Member, John Shipp – Member, and A.B. Ostmeyer – Member

Others in Attendance: Scott Turnipseed, Christina Taylor, Doug DeChant, Glenn Harakal – Architect, David Zippie – CPA, and Michael Walter – Managing Agent

Quorum: With 100% of the Directors in attendance a quorum was established.

Reading and Approval of Minutes: Marc Ruh made the motion to waive reading of the minutes and approve the Minutes of the June 29, 2021 Board Meeting as presented. John Shipp second the motion to approve and with a vote taken the Minutes of the Executive Board Meeting held June 29, 2021, were approved with no dissenting votes cast.

Board Approval of Allocation of Votes & Interest in the ERCC: With a motion duly made second and a vote taken, the Board unanimously approved entering into a WRITTEN ACTION of the BOARD of Directors WITHOUT HOLDING A MEETING BY WRITTEN UNANIMOUS CONSENT accepting, approving and ratifying the VOTING ALOCATION for the ERCC as of January 5, 2022. The document will be distributed to the Board for signature.

NOTICE OF VOTING ALLOCATION: With the inclusion of Talon Flats into the ERCC Association, effective October 1, 2021, a re-allocation of votes and interest in the ERCC was required to be recalculated and recorded with the Eagle County Clerk and Recorder. After reviewing the re-allocation of votes, Marc Ruh made the Motion to approve of the re-allocation and recording as presented. Clark Gundlach second the Motion to approve and with a vote taken, the Motion to approve of the re-allocation of voting interest in the ERCC Association was unanimously approved with no dissenting votes cast.

Financial Review: Dave Zippie – CPA reviewed the financial statements through October 31, 2021, with the Board. Dave stated he anticipated the fiscal year ending December 31, 2021, the association would have a small deficit of approximately \$4,000.

2022 Budget: Dave Zippie – CPA presented the ERCC 2022 Budget with an increase to reserve from \$16,207 in 2021 to \$25,000 in 2022 and an operating budget increase of \$4,518. attributed to increased insurance premiums, management fees, and cleaning and groundskeeping expenses. John Shipp made the motion to approve the 2022 budget. Clark

Gundlach second the motion to approve and with a vote taken, the 2022 budget was approved unanimously with no dissenting votes cast.

Date for Annual Meeting: The Board selected the date of Wednesday, January 26, 2022, at the hour of 4:00 PM for the annual meeting to be held via ZOOM videoconference,

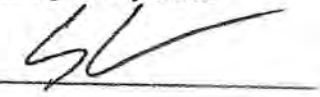
Maintenance and Use Agreement: Christina Taylor (owner of unit 103 in the Castle Peak Building) requested Board approval to construct and use a portion of the sidewalk facing Capital Street and a smaller area in the covered passageway as outside seating and patio for her planned Social Oak Wine restaurant. Michael Walter noted that the concrete sidewalk would have to be re-constructed to create a level patio surface. Walter went on to report that all other modifications and use of common elements directly impacting Castle Peak Building were previously reviewed and approved by the Board of the Castle Peak Building Association.

Marc Ruh made the motion to approve of the request and enter into a Maintenance and Easement Agreement with Christina Taylor the owners of unit 103 to use a portion of the sidewalk as a patio subject to the final review of the document by the associations legal counsel. Adam Ostmeyer second the motion to approve of the agreement subject to review of legal counsel and with a vote taken, the motion to approve was unanimous with no dissenting votes cast to allow Christina to construct and use a portion of the sidewalk and passageway for a patio subject to final review by both party's legal counsel.

Solar Panels: Doug DeChant (owner of 1160 Capital Street) made a presentation to the Board of his ideas and desire to install solar panels on his building. After a lengthy discussion on the potential use and areas for the installation of solar panels throughout the ERCC the Board expressed a desire to learn more and support the use of solar energy within the center.

Other Business: Michael Walter stated that the term limit for the residential director A.B. Ostmeyer ended upon the 2021 annual meeting and the Board had the power and right to nominate a candidate to sit on the Board and have hie or her name placed on the PROXY Ballot being sent to all members in the notification of the annual meeting. With Adam Ostmeyer' s consent, the Board directed management to add Adam's name on the ballot for the election of a residential director.

Adjournment: With no further business presented, the meeting was adjourned.

APPROVED: 

1/5/22 Board