

# Eagle Ranch Commercial Center Association

## Board Meeting Minutes

June 29, 2021

A meeting of the Executive Board of Directors of the Eagle Ranch Commercial Center Association (ERCC) was held on June 29, 2021, at the hour of 3:30 P.M. in the conference room of the John Shipp building, 1099 Capital Street, Eagle, CO 81631.

**Board Members in Attendance:** Steve Lindstrom – President, Marc Ruh – Vice President, Yuri Kostick, and Clark Gundlach.

**Others:** Michael Walter – Managing Agent

**Quorum:** With a majority of Board Members present, a quorum was established to conduct business.

**Reading and Approval of Minutes:** The Minutes of the Board Meeting held October 22, 2020, was presented. Marc Ruh made the motion to waive the reading of the Minutes and approve the minutes as presented. Steve Lindstrom second the motion and with a vote taken, the Minutes of the Executive Board Meeting held October 22, 2020, were approved.

**Notification of Corporate Officer Signers to Bank Accounts:** Michael Walter -Managing Agent, stated for the record that corporate officers - Steve Lindstrom and Marc Ruh were now signers on the ERCC bank accounts replacing Willis Wright and Carol Glasson for the two accounts held by Edwards Jones for the Reserve Replacement account and the 1<sup>st</sup> Bank checking account. Michael Walter as Managing Agent is also a signer on the 1<sup>st</sup> Bank checking account.

**Notification of Board Member Termination:** Michael Walter reported that Ron Hedrick – the Residential Board Member and Secretary / Treasurer had sold his unit in the Fulford building and was no longer a resident or property owner in the ERCC and therefore could no longer be a Board Member.

**Appointment of Residential Board Member:** After a brief discussion, Yuri Kostick made the motion to appoint Adam Ostmeyer of the Live/Work building to fulfill the remaining term of Ron Hedrick that expires upon the 2021 annual meeting. Marc Ruh second the nomination to appoint Adam Ostmeyer and with a vote taken, Adam Ostmeyer was appointed to be the Residential Board Member to serve the remaining term of Ron Hedrick. Until the 2021 annual meeting.

**Financial Statement Review:** Michael Walter reviewed the financial statement through May 31, 2021, with the Board. Walter reported that the property owner who was in arrears for the last year brought their balance current and was now in good standing. Of other

online, they will start contributing to the overall ERCC annual budget based upon their interest in the same. In addition, Talon Flats will have an impact on the parking and the Board will need to monitor the parking and then adjust the parking rules as needed.

The Board directed management to set up a meeting with the ownership of Talon Flats to discuss the potential parking impact and if there was a need for designating certain areas for the tenants. Walter stated he would contact Bryson Desmond and set up a meeting.

**Other Business: Electrical Vehicle Charging Stations** - Yuri Kostick stated he wanted the Board to further consider addressing the need for installing electrical charging stations within the ERCC. Yuri stated he did not have the time to spear head this issue and had hoped that management would take on the research of the project and determine the mechanical requirements, the construction costs, and identify potential funding sources, and report back to the Board. Michael Walter stated that this project was beyond the scope of his management contract and expertise and that if the Board wanted to authorize hiring of a professional in this regard he would cooperate and participate in this regard. The Board determined that further information was needed and the matter of installing electrical charging stations should be the subject of another meeting.

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

APPROVED:



Date 11/7/22