

Eagle Ranch Commercial Center Association

Board Meeting Minutes

December 6, 2023, 3:00 PM

A meeting of the Board of Directors for the Eagle Ranch Commercial Center Association (ERCC) was held on December 6, 2023, at the hour of 3:00 PM via ZOOM video conference.

Roll Call / Quorum /Call to Order: With all Board Members present a quorum was established to conduct business. Steve Lindstrom called the meeting to order at 3:04 PM.

Attendees: Steve Lindstrom, Nick Richards, Clark Gundlach, Adam B Ostmeyer

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

Approval of Board Meeting Minutes of December 6, 2022: Adam Ostmeyer made the motion to waive reading of the Minutes of the Board Meeting held December 6, 2022, and approve the minutes as presented. Clark Gundlach seconded the motion to waive reading of the minutes and approve the minutes as presented. With a vote taken to approve the minutes of the December 6, 2022, meeting – the minutes were approved with no dissenting votes cast.

Financial Review: Dave Zippie – CPA reviewed the financial reports (Balance Sheet / Income & Expense Report and the Maintenance Reserve Capital Accounts for the year to date of October 31, 2023, with the members. Dave reported that the association was on track to end the year right on budget with a slight budget surplus.

2024 Budget: Dave Zippie – presented the 2024 budget unchanged from the 2023 budget with a few line-item adjustments. Nick Richards made the motion to approve the 2024 budget unchanged from 2023 as presented. Clark Gundlach seconded the motion to approve the 2024 budget and with a vote taken, the 2024 budget was approved with no dissenting votes cast.

2023 Annual Meeting Date: The date of Wednesday, December 20, 2023, at 3:00 PM Via ZOOM video conference was set for the annual meeting.

Other Business:

Michael Walter reported that the Board terms for Steve Lindstrom and Clark Gundlach terminated at the upcoming 2023 annual meeting and that John Shipp had sold his building and was not longer a member in the ERCC. Nick Richards nominated Corina Lindley and requested her name be placed on the ballot in the upcoming election to replace John Shipp's vacant seat. Steve Lindstrom and Clark Gundlach agreed to serve another term.

Steve Lindstrom stated that the Eagle Ranch Association (ERA) had contributed funds to the ERCC in 2023 for various capital improvements and had additional funds available for capital improvements. Steve directed management to provide a proposal to be presented to the ERA for capital improvement work to be paid during this fiscal year.

Michael Walter stated that several associations within the ERCC had requested management to contact the Town of Eagle to restrict the on-street parking on Capitol Street and Sylvan Lake Road between the hours of 2:00 AM and 6:30 AM to allow for snow removal up to the sidewalk curbs during the winter. Walter stated that the residential unit owners and tenants from the Talons apartments park on the street for 24 hours which prevents the street snow plowing in front of their businesses. Walter stated he had contacted the Town of Eagle - Road and Bridge department earlier this summer about this request but was refuted. Nick Richards stated he would contact the mayor for assistance to address the problem by placing signage in those areas designated as "Emergency Snow Removal Route" which would allow the Town to ticket and tow vehicles if parked on the roads during certain hours during snowstorms.

Adjournment: With no further business presented, Nick Richards made the motion to adjourn the meeting. Clark Gundlach seconded the motion and with a vote taken, the meeting was adjourned.

APPROVED: _____