

# Eagle Ranch Commercial Center Association

## 2023 Annual Meeting Minutes

December 20, 2023

**Attendance:** Steve Lindstrom – Capital Theater, Corina Lindley – Sylvan Lake Bldg., Carla Staight – Addison, Christina Hoffman, Sylvan Lake Bldg. & Castle Peak Bldg., Connie LaDuc & Stacia Brassington – Talon Flats, Jim Bolton – Fulford Bldg., Karen Sato – Castle Peak Bldg., Julie Bach – Live/Work Bldg., Nick Richards – Castle Peak Bldg., Scott Turnipseed – Castle Peak Bldg.

**Others in Attendance:** David Zippie – CPA & Michael Walter – Managing Agent

**Roll Call / Quorum:** With 43.05% of the members in attendance or via PROXY a quorum was established to conduct business:

**Call to Order:** Steve Lindstrom - President called the meeting to order at 3:03 PM.

**Approval of Minutes of the 2022 Annual Meeting:** Corina Lindley made the motion to waive reading of the Minutes and Approve the Minutes of the 2022 Annual Meeting held December 22, 2022, as presented. Karen Sato seconded the motion to waive reading of the Minutes of the 2022 Annual meeting and approve as presented. With a vote taken the Minutes of December 22, 2022, annual meeting was approved with no dissenting votes cast.

**Financial Review:** Dave Zippie – CPA reviewed the financial statements for the year-to-date statements as of November 30, 2023. Dave reported that the HOA should end the year right on budget with a small operating surplus of \$50.00.

**2024 Budget:** Dave Zippie presented the 2024 budget unchanged from 2023. With no one expressing any objection, the 2024 budget was ratified by the members.

**Election of Executive Board Members:** The nominated slate of Steve Lindstrom, Clark Gundlach and Corina Lindley were elected unanimously to serve a three (3) year term with no other candidate's name(s) presented.

**Other Business:** Connie LaDuc requested that invoices for the trash pickup shared between Talon Flats and the Addison Building be sent earlier each month for budgeting purposes. Dave Zippie – stated he would get the invoices out earlier.

Stacia Brassington requested some assistance with the patio (streetlamps) located in the patio area of Talon Flats. Michael Walter stated that the lighting on the patio area was the responsibility of the Talon Flats owner and the same for the barbeque stands, and picnic tables. Walter stated he would assist in getting the lights on and if they had to hire an electrician to do so, he would look into the matter.

**Adjournment:** With no further business presented, Corina Lindley made the motion to adjourn. Carla Staight seconded the motion to adjourn and with a vote taken, the meeting was adjourned.

APPROVED:

---