

Eagle Ranch Commercial Center Association, Inc.

2024 Annual Meeting **December 30, 2024**

The annual meeting of the Eagle Ranch Commercial Center Association was held on Monday, December 30, 2024, at the hour of 3:00 PM via ZOOM MEETING video conference.

Attendance: Steve Lindstrom – Capitol Street Theater Building, Nick Richards – ERA Castle Peak Building, Connie Laduc (Talon Flats) Gwendlyn Garbarino – 202 Fulford Building, Adam Ostmeyer -77A Live Work Building, Kakie Holland – 202 Addison Building, Clark Gundlach – 103 Sylvan Lake Building, Doug DeChant – 1160 Capitol Building, Kimberly Goodrich – 77A. Kim Moran – 202 castle Peak Building, Karen Schroeder – 203 Castle Peak Building.

Others in Attendance: Dave Zippie – CPA and Michael Walter – Managing Agent

Roll Call / Quorum: With 42.72 % of the membership in attendance or represented by Proxy a quorum was established to conduct business.

Call to Order: Steve Lindstrom – President, called the meeting to order at 3:02 PM

Minutes of December 20, 2023, Annual Meeting: Nick Richards made the motion to waive reading of the Minutes and approve as presented. Gwendlyn Garbarino seconded the motion and with a vote taken, the Minutes of December 20, 2023, Annual Meeting were approved as presented.

Financial Review: Dave Zippie – CPA reviewed the financial statements for the year ending December 31, 2024. Dave reported the association was right on budget for the year.

2025 Budget: Dave Zippie -CPA presented the 2025 budget unchanged from the 2024 budget. Dave Zippie noted that Eagle Ranch Association had agreed to make a \$45,000 contribution to the Reserve Budget in 2025 which would bring the reserve replacement funding to \$115,000 for the year.

With no member expressing any objection to the budget, the 2025 budget was ratified by the members.

Adoption of the Amended and Restated Policy & Procedures for the Collection of Assessments and Conduct of Meeting Policy:

Copies of the Board adopted policies for the collection of assessments and conduct of meeting policies were provided to all the members in the annual meeting notice prior to the meeting. Steve Lindstrom noted that the revised policies were mandated by State of Colorado Statute and were pretty boilerplate.

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Election of Residential Representative Board Member: Adam Ostmeyer ran unopposed as the residential representative to the Board of Directors for the Eagle Ranch Commercial Center Association. Adam Ostmeyer was elected to serve a three (3) year term ending upon the 2027 Annual Meeting of the Association.

Other Business: With no other business presented and with a motion to adjourn by Nick Richards, and seconded by Steve Lindstrom and a vote taken, the 2024 Annual Meeting of the Eagle Ranch Commercial Center Association was adjourned at 3:16 PM.

Approved: _____