

Eagle Ranch Commercial Center Association
2025 Annual Meeting Minutes
Tuesday, December 23, 2025

The 2025 Annual Meeting of the Eagle Ranch Commercial Center Association was held on Tuesday, December 23, 2025, at 8:30 AM via ZOOM Meeting video conference.

Attendance: Dan Godec (Capital Lofts II, LLC) Clark Gundlach (Sylvan 103), Christina Hofman (Addison C103 & Castle Peak Bld., C-103) , Corina Lindley – Sylvan (101 & 102), Bryson Allen- Addison C101 & 102, Kris Miller – Sylvan Lake C104 & 105, Chase Carty – Addison C103, John Staight – Addison C203, Doug DeChant – 1060 Capitol – By Proxy, Scott Turnipseed – CP 205, 207, 209, 211, 212 By Proxy, Henry Reed – LW 77B By Proxy, Judith Oliver –LW 33A By Proxy, Terry Young – Addison Unit 104(By Proxy)

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

Roll Call / Quorum: With 40% of the members present or represented by Proxy, a quorum was established to conduct business.

Approval of the Minutes of the 2024 Annual Meeting: Dan Godec made the motion to waive reading of the Minutes of the 2024 Annual Meeting and approve the Minutes as presented. Kris Miller second the motion and with a vote taken, the Minutes of the 2024 Annual Meeting held 12-30-2024 were approved as presented with no dissenting vote cast.

Financial Review: Dave Zippie – CPA reviewed the financial statement (Year-to-Date) ending November 30, 2024. Dave reported on the association ending the year \$12,530 over budget. Dave explained the landscaping and Maintenance budget was the largest contributor for exceeding budget due to the inclusion of Talon Flats Apartment requiring the replacement of dead shrubs along with the lack of an increased budget funding over the last two years.

2026 Budget: Dave Zippie presented the 2026 budget with an overall budget increase of 6% above the 2025 budget. *The Board met after the annual meeting and determined the \$17,000 in budget deficits over the last two years would be funded from the Maintenance Reserve Account.* With no individuals raising an objection to the Board approved 2026 budget, the 2026 budget was ratified by the members.

Election for Board Member: The Board term of Nick Richrds terminated at the annual meeting. Nick Richrds was nominated by the Board and running unopposed was elected to serve another three (3) year term ending upon the 2028 annual meeting.

Other business: No other business presented.

Adjournment: With no other business presented, the 2025 annual meeting was adjourned.