
RECORD OF PROCEEDINGS

Eagle Ranch Metropolitan District November 14, 2023 Meeting Minutes

**Minutes of the Regular Meeting
Of the Board of Directors of
Eagle Ranch Metropolitan District
November 14, 2023**

A Regular Meeting of the Board of Directors of Eagle Ranch Metropolitan District, Eagle County, Colorado, was held Tuesday November 14, 2023, at 3:00 p.m. via Zoom virtual meeting and in person at 1143 Capitol Street, Suite 208, Town of Eagle, Eagle County, Colorado in accordance with State Law.

Attendance

The following Directors were present and acting:

- Dave Crawford
- Jim Adams
- Casey Bullock
- Rick Dominick

Also in attendance were:

- Jeff Boyer, Golf Course General Manager
- Derek Rose, Golf Maintenance Supervisor
- Eric Weaver, Marchetti & Weaver, LLC
- Erin McCauley, Marchetti & Weaver, LLC
- Amy Ludke, Marchetti & Weaver, LLC
- Laura Turitz, Hardscrabble Trails Coalition
- Nicky Asselin, Hardscrabble Trails Coalition
- Jamie Harrison, Homeowner
- Mel Richmond, Homeowner
- Laura Tumperi, Homeowner
- Kate Sheldon, Homeowner

Call to Order

The Meeting of the Board of Directors of Eagle Ranch Metropolitan District was called to order by Director Crawford, noting a quorum was present.

Conflict Disclosure

Director Crawford is employed by East West Hospitality, Director of Beaver Creek, with Eagle Ranch Association also reporting to him. The Board noted, for the record, that these disclosures are restated at this time with the intent of fully complying with laws pertaining to personal conflicts.

**Consideration
of the Agenda**

No changes were made to the agenda.

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Public Comments Ms. Kate Sheldon presented suggestions to protect the local elk herds that winter in Eagle Ranch. Proposed signage was reviewed for problem areas of off leash pets and human use on the golf course, as well as the suggestion for a seasonal test closure of holes 14 to 16. Ms. Sheldon highlighted the sections of the Eagle Ranch PUD Wildlife Mitigation and Enforcement plan that discuss off-leash rules and recreational use of habitat areas. Increased animal control enforcement is desired, but resources are limited.

Ms. Laura Turitz expressed her appreciation of the winter recreation activities available on the golf course. She shared that the high-school Nordic which trains on the golf course in the evenings may be impacted by a night closure of the course.

Director Crawford acknowledged the above concerns have been heard. The ongoing efforts are to balance those concerns with the growth of Eagle and recreational activities in the winter. He reminded the group there are only two animal enforcement officers for all of Eagle County, and the HOA does not have enforcement authority. Discussion was held regarding leash laws in Eagle Ranch, including the golf course, and the Town of Eagle.

Kate Sheldon and Nicky Asselin left the meeting at this time.

Minutes The Board reviewed the minutes of the August 22, 2023 meeting. By motion duly made and seconded it was unanimously

RESOLVED to approve the August 22, 2023 meeting minutes as presented.

Manager's Report

Mr. Boyer presented the Managers Report including a recap of the 2023 Season and proposals for consideration in the 2024 budget.

The lease for the GPS system expires this year, and alternatives for an upgraded system were reviewed.

Food and Beverage staffing was discussed, as well as the capability of the kitchen. In order to retain the proper level of talent in the kitchen a higher compensation package is necessary, including benefits. Director Crawford recommended increasing the 2024 budgeted salary to \$60,000 and the Board was in agreement.

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The patio remodel project is now under contract and the permit has been applied for with the Town of Eagle.

Included in the packet was a summary of course improvement ideas, the Board reviewed the list and discussed.

A Reserve Study was recently completed by Borne Engineering and this study recommends roof and gutter repair in 2024, and a full roof replacement in 2025. The Board discussed shifting the timing of the full roof replacement up one year, but ultimately kept the 2024 budget as is to include repairs only.

Financial Statements And 2024 Budget

Mr. Weaver presented the financial report through September 30, 2023 including the 2024 budget. Mr. Weaver provided a financial overview of the District, as well as the significant increase in the Assessed Valuation due to the increase in property valuations by the Eagle County Assessor. The proposed budget shows the mill levy being lowered for 2024 collection, and depending on the current legislation in session, flexibility to achieve the necessary property tax revenue of approximately \$2.35 million.

This meeting was published as a public hearing to consider adoption of the 2024 Budget and the 2023 Amended Budget. The public hearing for the 2024 Budget was opened. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed. It was noted there is not a need to amend the 2023 budget.

By motion duly made and seconded it was unanimously

RESOLVED to approve the 2023 financial statement and;

FURTHER RESOLVED to approve the 2024 budget; to set the operating mill levy at 8.450 mills (25.000 mills net of temporary mill levy reduction of 16.550 mills) and the debt service mill levy at 11.250 mills for a total net mill levy of 19.700 mills; and to appropriate funds for spending in 2024, subject to the revised Food and Beverage salary as discussed previously in the meeting.

2023 Audit Engagement Letter

The 2023 Audit Engagement Letter from Frederick Zink & Associates, was included in the packet and reviewed. Upon motion duly made and seconded it was unanimously

RESOLVED to engage Frederick Zink & Associates to conduct the 2023 audit of the District.

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2024 Meeting Calendar

The Board reviewed the proposed meeting calendar for 2024. The regular meetings were scheduled for the Third Tuesday in February, May, August, and November.

The next scheduled meeting will take place on February 20, 2024.

Laura Turitz and Jamie Harrison left the meeting at this time.

Accounts Payable

The accounts payable reports for the Metro District and the golf course were reviewed. Upon review and by motion duly made and seconded it was unanimously

RESOLVED to approve and ratify the accounts payable listings, as presented.

Adjournment

There being no further business to come before the Board and upon motion duly made and seconded it was unanimously

RESOLVED to adjourn the meeting of the Eagle Ranch Metropolitan District Board of Directors held November 14, 2023.

Respectfully Submitted,

Erin McCauley

Erin McCauley
Secretary to the Meeting