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# RECORD OF PROCEEDINGS

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## Eagle Ranch Metropolitan District August 20, 2024 Meeting Minutes

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### Minutes of the Regular Meeting Of the Board of Directors of Eagle Ranch Metropolitan District August 20, 2024

A Regular Meeting of the Board of Directors of Eagle Ranch Metropolitan District, Eagle County, Colorado, was held Tuesday August 20, 2024, 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
- Gregg Cooper, Candidate for Eagle County Commissioner
- Kate Sheldon, Homeowner
- Val Glimp, 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**

The agenda was amended within the Business section to move the Manager's Report after the Open Space Ranger Discussion. The agenda was approved as amended.

#### **Public Comments**

No public was in attendance.

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**Minutes** The Board reviewed the minutes of the May 21, 2024 meeting. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the May 21, 2024 meeting minutes as presented.

**Open Space Ranger Program**

Communication has been circulated to the Board regarding the proposed Open Space Ranger position and related funding needs. This is a desired position in the community given the increase in wildlife activity in the area and growing populations. Director Crawford explained the proposed position and estimated cost, suggesting the District provide funding of \$30,000 in 2025 and 2026. The remaining funding needed would be provided by the HOA, Town, and Wildlife Committee, to reach the estimated \$190,000 necessary for the position. Discussion was held regarding funding from each entity and various scenarios. Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to grant authority to Director Crawford to give verbal confirmation to the Town that the District will provide funding up to \$30,000 toward the Open Space Ranger program in 2025.

**Public Input**

Mr. Gregg Cooper, candidate for Eagle County Commissioner introduced himself and spoke about his platform.

Ms. Kate Sheldon thanked the Board for allowing the placement of signs regarding dogs, stating they were highly effective. She asked permission to place signs during the winter as well, noting the signs would be professional looking and have the Eagle Ranch logo. Ms. Sheldon would be responsible for the cost and management of the signs. Discussion was held regarding community feedback that has been received, as well as the potential for this to create an unwanted precedence of signage in the community. Ms. Sheldon will provide signage options to Directors Crawford and Dominick. The assigned Directors will review and provide an answer to Ms. Sheldon by October 1<sup>st</sup>.

**Ouzel Lane Easement Agreement**

The Ouzel Lane Easement Agreement with Haymeadow Metropolitan District was reviewed. This agreement allows for access to District property for the Haymeadow development to get high pressure water. The location of this access is at the golf course maintenance facility driveway and nearby recreation path. Any land or areas disturbed by water line

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access will be restored when the project is completed. Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the Ouzel Lane Easement Agreement with Haymeadow Metropolitan District.

### Manager's Report

Mr. Boyer presented the Managers Report which was included in the packet. Business is up slightly from 2023. The Food and Beverage manager position was modified to be a year-round position, and the assistant pro pay was increased. Food and Beverage sales are strong and feedback on the food has been positive. The completion of the patio has had a considerable impact, and it is being well used. The course is in terrific condition and the team is receiving positive feedback about the speed of the greens. The GPS system is working well. The cost of improving the forward tee boxes came in less than anticipated but turned out well and will last for years. The course was recently evaluated to update the course rating; the rating will be released later.

Director Crawford complimented Mr. Boyer and his team on the excellent condition of the greens and overall course, thanking them for utilizing the feedback previously received regarding the course to adjust and improve conditions.

Director Crawford left the meeting at this time.

Mr. Boyer reviewed the proposed wellness benefits package that was included in the packet for review. Discussion was held regarding the benefits offered and how they compare to other programs offered by employers in the Vail Valley. Mr. Boyer will develop a few variations of what the benefits parameters could be for review by the Board.

### Website Accessibility

Mr. Weaver provided an overview of new legislation requiring all District websites to be fully ADA accessible. This legislation mandates websites and all documents on a site must be able to function with assistive technology. A company called Streamline is a leader in providing a service to create and monitor accessible websites. The cost for their services is \$960 per year and it is estimated that document remediation may cost an additional \$1,000.

### Financial Statements

Mr. Weaver presented the financial report through July 31, 2024. The 2025 preliminary budget, timeline, and approach were reviewed. The accounts

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payable report was reviewed. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to accept the July 31, 2024 financial report and accounts payable report.

### **2024 Audit**

The 2024 audit has been put out to RFP. Those proposals are expected to be reviewed at the next Board meeting.

### **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 August 20, 2024.

Respectfully Submitted,



Erin McCauley  
Secretary to the Meeting