
RECORD OF PROCEEDINGS

Eagle Ranch Metropolitan District February 27, 2018
Meeting Minutes

Minutes of the Regular Meeting Of the Board of Directors of Eagle Ranch Metropolitan District February 27, 2018

A Regular Meeting of the Board of Directors of Eagle Ranch Metropolitan District, Eagle County, Colorado, was held Tuesday, February 27, 2018 at 3:00 p.m., at 1143 Capital Street, Suite 208, Town of Eagle, Eagle County, Colorado in accordance with State Law.

Attendance The following Directors were present and acting:

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

Also in attendance were:

- Jeff Boyer, General Manager
- Derek Rose, Superintendent
- Eric Weaver, Marchetti & Weaver, LLC
- Anne Clarke, Marchetti & Weaver, LLC

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

Conflict Disclosure It was noted that James Adams was either a current employee, past employee or sub-contractor of East West Partners, Inc, a sub-manager of West Eagle Ranch LLC, the original developer of Eagle Ranch. The Board noted, for the record, that this disclosure is 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.

Public Comments There were no comments from the public.

Minutes The Board reviewed the Minutes of the October 17, 2017 meetings. After discussion and by motion duly made and seconded it as unanimously

RESOLVED to approve the October 17, 2017 meeting minutes as presented.

**24 Hour Posting Notice
and Meeting Calendar**

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The Directors reviewed the Posting Notice locations and the proposed meeting schedule for the 2018 regular meetings. By motion duly made and seconded it was unanimously

RESOLVED to approve the posting location resolution and the meeting schedule.

2018 Directors Election

In May of even numbered years the District is required to have a Board member election. Directors Adams, Dominick, and Crawford are up for re-election. Two additional members of the District have submitted self-nominations forms. Mr. Weaver discussed the anticipated expenses of conducting a polling place election.

Manager Report

Mr. Boyer presented the manager's report. The pre-season pass sale ends on February 28th. Merchandise is arriving at the shop and many of the seasonal staff are planning to return to work this summer. The course is targeted to open on March 17th for play.

Financial Statements

Mr. Weaver presented the preliminary December 31, 2017 financial statements. Revenue and expenses both ended favorably compared to the forecast presented in October. His office is preparing for the upcoming District audit.

Accounts Payable

Upon review and by motion duly made and seconded it was unanimously

RESOLVED to approve and ratify the accounts payable listing, 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 February 27, 2018.

Respectfully Submitted,



Secretary to the Meeting

RECORD OF PROCEEDINGS

Eagle Ranch Metropolitan District May 22, 2018
Meeting Minutes

**Minutes of the Special Meeting
Of the Board of Directors of
Eagle Ranch Metropolitan District
May 22, 2018**

A Special Meeting of the Board of Directors of Eagle Ranch Metropolitan District, Eagle County, Colorado, was held Tuesday, May 22, 2018 at 3:00 p.m., at 1143 Capital Street, Suite 208, Town of Eagle, Eagle County, Colorado in accordance with State Law.

Attendance The following Directors were present and acting:

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

Also in attendance were:

- Jeff Boyer, General Manager
- Derek Rose, Superintendent
- Eric Weaver, Marchetti & Weaver, LLC
- Anne Clarke, Marchetti & Weaver, LLC

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

Conflict Disclosure It was noted that James Adams was either a current employee, past employee or sub-contractor of East West Partners, Inc, a sub-manager of West Eagle Ranch LLC, the original developer of Eagle Ranch. The Board noted, for the record, that this disclosure is 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.

Public Comments There were no comments from the public.

Minutes The Board reviewed the minutes of the February 27, 2018 meeting. After discussion and by motion duly made and seconded it as unanimously

RESOLVED to approve the February 27, 2018 meeting minutes as presented.

RECORD OF PROCEEDINGS

Eagle Ranch Metropolitan District May 22, 2018
Meeting Minutes

Oaths of Office The Oaths of Office were administered to Jim Adams, Rick Dominick, and Dave Crawford.

Election of Officers By motion duly made and seconded, it was unanimously

RESOLVED to appoint Director Rose as President, Director Adams as Treasurer, Director Dominick as Secretary, and Directors Bullock and Crawford as Vice President/Assistant Secretary/Treasurer.

District Community Outreach

The Directors discussed methods to communicate with property owners of the District. Mr. Weaver and Director Crawford described websites that their clients utilize to allow meeting schedules, minutes, and other important documents to be accessible to the public. Ms. Clarke will buy the domain name eagleranchmetro.org and build a simple website to hold this information.

CORA Resolution

The District adopted a policy related to the Colorado Open Records Act in 2014. The statute recently changed so a revised Resolution was included in the packet for review. Upon motion duly made and seconded it was unanimously

RESOLVED to approve and adopt the Resolution designating the official custodian of records and adopting a policy on responding to open records requests, as presented.

Other Business

A broker has contacted Mr. Boyer regarding the installation of a cell phone tower at the golf course. The Directors were interested in the project and requested Mr. Boyer to get more information and contract terms from the broker. Mr. Weaver indicated that the District's general counsel reviews these contracts often, so Mr. Boyer should contact Mr. Greher as well.

Manager Report

Mr. Boyer presented the manager's report. Pass sales were strong. Impacts from the extended value pass dates will be known in a few weeks. The Vail Golf Course is struggling with their green conditions, which might become a favorable situation for Eagle Ranch. The Junior Golf Tournament has already been relocated to Eagle Ranch for June 5th. The maintenance crew attended the trade show and took several good classes regarding drainage maintenance and water efficiencies.

Audit

Mr. Weaver presented the 2017 audit report, noting that the District had again received an unqualified or "clean" opinion. Upon a motion duly made and seconded it was unanimously

RECORD OF PROCEEDINGS

Eagle Ranch Metropolitan District May 22, 2018
Meeting Minutes

RESOLVED to accept the 2017 audit report.

Financial Statements

Mr. Weaver presented the preliminary April 30, 2018 financial statements. Golf revenues are favorable and expenses are tracking closely to budget. A budgeted gate replacement is going to be approximately \$7,000 favorable.

Accounts Payable

Upon review and by motion duly made and seconded it was unanimously

RESOLVED to approve and ratify the accounts payable listing, 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 May 22, 2018.

Respectfully Submitted,



Secretary to the Meeting

RECORD OF PROCEEDINGS

Eagle Ranch Metropolitan District October 16, 2018
Meeting Minutes

Minutes of the Regular Meeting Of the Board of Directors of Eagle Ranch Metropolitan District October 16, 2018

A Regular Meeting of the Board of Directors of Eagle Ranch Metropolitan District, Eagle County, Colorado, was held Tuesday, October 16, 2018 at 3:00 p.m., at 1143 Capital Street, Suite 208, Town of Eagle, Eagle County, Colorado in accordance with State Law.

Attendance The following Directors were present and acting:

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

Also in attendance were:

- Jeff Boyer, General Manager
- Derek Rose, Superintendent
- Eric Weaver, Marchetti & Weaver, LLC
- Anne Clarke, Marchetti & Weaver, LLC
- Tom Allender, property owner
- Ralph Wilke, property owner

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

Conflict Disclosure It was noted that Director Adams was either a current employee, past employee or sub-contractor of East West Partners, Inc, a sub-manager of West Eagle Ranch LLC, the original developer of Eagle Ranch. Director Crawford is also 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.

Public Comments There were no comments from the public.

Minutes The Board reviewed the minutes of the May 22, 2018 meeting. After discussion and by motion duly made and seconded it as unanimously

RECORD OF PROCEEDINGS

Eagle Ranch Metropolitan District October 16, 2018
Meeting Minutes

RESOLVED to approve the May 22, 2018 meeting minutes as presented.

Other Business Mr. Boyer provided an update on the cell phone tower proposal. The Board discussed the site location and tower style selected by the provider. The Board prefers a site closer to the dumpster area and wanted additional information on tower style options.

Manager Report Mr. Boyer presented the manager's report. Seasonal staffing had less turnover compared to prior years. Revenues are strong and expenses are within budget. There is one more year under the cart GPS contract and new systems should be considered before renewal. Trees along the road were discussed. The District has budgeted funds to remove cottonwoods as well as introduce additional species to the grounds.

Financial Statements

Mr. Weaver presented the preliminary September 30, 2018 financial statements. The District has a strong cash balance and banking interest rates are rising. The Directors discussed the long-range financial plan. A significant irrigation project is anticipated in 2030, estimated at \$5 million. The District is building the reserve fund for this and many other capital replacements.

The Board had requested information on lightning detection systems. Mr. Boyer presented information he had gathered from other golf courses, as well as the District's general counsel. After discussion, it was determined that Mr. Boyer would have the current grounding system at restrooms and shelters inspected. A signage system to keep golfers informed would also be designed. The Board asked that \$40,000 be added to the capital section of the golf budget for the purchase and installation of a lightning detection system.

2019 Budget

The 2019 preliminary budget was distributed with the Board packet for review. The public hearing was opened for public comment and upon hearing no public comment the public hearing was closed. After review and upon motion duly made it was unanimously

RESOLVED to adopt the 2019 budget with the addition of budgeting for a lightning detection system; to set the operating mill levy at 25.000 mills and the debt service mill levy at 13.000 mills, for a total mill levy of 38.000 mills; and to appropriate funds for spending in 2019, all as documented in the formal budget resolution but subject to minor modifications which may result from the final certification of assessed values.

RECORD OF PROCEEDINGS

Eagle Ranch Metropolitan District October 16, 2018
Meeting Minutes

Accounts Payable Upon review and by motion duly made and seconded it was unanimously
RESOLVED to approve and ratify the accounts payable listing, 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 October 16, 2018.

Respectfully Submitted,



Secretary to the Meeting