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Eagle Ridge @ Brown Ranch Owners Association
Tuesday, March 24, 2026 @ 1:00 P.M. (MDT)
Via Zoom Call

Minutes

1. Roll call, determination of quorum and certification of proxies.
Quorum is 51% of votes – 7.65
   - ***Members Present:*** *Diane Rimple (Parcel 1), Yuri Dobrowolsky (Parcel 4), Chad Schwager (Parcel 5), Michael Magers (Parcel 10), Travis Hohn (Parcel 11) Jonathan & Kelly Twitty/Raczniak (Parcel 14), Stacey & Bridget Weaks, (Parcel 15)*
   - ***Members Absent:*** *Jeffrey Senall (Parcel 3) Michelle Whitney (Parcel 6 & 9), Robert Castillo (Parcel 7), Kyle Alston (Parcel 8, Eddie & Nita Menem (Parcel 12 & 13), Jonathan & Kelly Twitty/Raczniak (Parcel 14)*
   - ***Proxied:*** *Tad Friess (Parcel 2) proxied Stacey Weaks*
   - ***HAO Managers:*** *Judi Balkind*

   Stacey Weaks called the meeting at 1:10 PM.

2. Motion to approve/waive notice of meeting.
Michael Magers made a motion to approve notice of the meeting. Seconded by Chad Schwager. All in favor. Motion passes unanimously.

3. Determination of quorum
Eight members present. A quorum was deemed present.

4. Approval of Agenda:
Mike Magers made a motion to approve the agenda. Seconded by Stacey Weaks. All in favor. Motion passes unanimously.

5. Review and approve Minutes from the Annual Meeting of June 17, 2025.
Mike Magers made a motion to approve the minutes. Seconded by Yuri Dobrowolsky. All in favor. Motion passes unanimously.

6. Nomination of Board or Directors — Per by-laws -3 Directors – One director for one year term, one director for a two-year term and one director for a 3-year term. Ath the first annual meeting,
   - Charles Schwager – Secretary/Treasurer - 3-year Director term ***(2 years remaining)***
   - Mike Magers –President - 3-year Director term ***(1 year remaining)***
   - Stacey Weaks – Vice President –2-year Director term ***(Term Expired)***
   Nominations:
   - Nomination of Officers: the officers are appointed by the board. The office of President needs to a board member.
   - 4 board positions: President, Vice President, Secretary, Treasurer
   - Nomination of Design review committee – no less than 3 no more than 5 –nominated by the board

<u>Nominations for Board of Directors</u>. Mike Magers nominated Stacey Weaks for open board seat. Kelly Raczniak seconded the motion. The motion was approved unanimously.

<u>Board Meeting Election</u>: Stacey Weaks made a motion to nominate Mike Magers as President, Stacey Weaks as Vice President and Chad Schwaager as Treasurer/Secretary. Yuri Dobrowolsky seconds motion All in favor and passes.

6. Old Business:
   a. Grazing lease – renew with George & Mary Kubin for 2026 – ratify the approval-majority yes votes (see attached lease). The grazing lease 2025 funds received $832.74. The Kubin's would like to lease and graze the pasture again in 2026. ***Mike Magers made a motion to renew the grazing lease with the Kubins for 2026T. Travis Hohn seconded the motion and motions passed.***
   b. Review of 2025 Financials. Upon review of the 2025 financials, Mike Magers made a motion to

approve the financials as presented. Stacey Weaks seconded the motion and motion passed. -

c. **Reminder:** Dues paid to ***Brown Ranch RMA*** – Annual dues –each owner is charging an annual fee– Invoice on January 1 made payable by January 31 – This is an ongoing fee and charged by the Brown Ranch Road Maintenance HOA not the Eagles Ridge HOA.

7. New Business:

a. Review and approval of 2026 Budget and Dues: -Remain the same as 2025 -$1,050/lot. ***Mike Magers made a motion to approve the 2026 Budget and Dues as presented. Chad Schwager seconded and motion passes unanimously.***

- Amendment to the CC&R's s that would allow property owners to erect a "barn" prior to completed planning or commencement of the main residence (see attached Markup of CCR's). material. Stevy noted the updates:
  - No Changs to home size, but being able to use materials typical to use in construction today,
  - Being able to build a garage or barn prior o to the residence as part of the approved plan for the residences as reviewed by the ARC.
  - Allowing for use of metal and concrete on the exterior.
  - Giving flexibility on the roof type

Sent to the arc committee for changes and then to owners. Once we have a draft, we would need to send to an attorney.

Action: Stacey Weaks will send the redline to the architectural committee for review of the changes, once reviewed by the Committee the redlined version will be sent to all owners. A ballot for approval can be emails to all owners, and upon receipt if 67% of the owners approve the CC& R's will be sent to the attorney Tom Kennedy for review and recording. Of document.

- Road Maintenance: Grading & grading of road – every few years need to budget and set up Long Term Reserve account) Mike Rummel, Switchback construction will assess the roads in the next few weeks and report back to us. Dust mitigation on Egle ridge questioned by Dian Rimple by Brown Ranch. Stacey noted sat in on the meeting, and they noted it was successful on the segments that they did.
- Snow removal roads: Budget based on actuals for 2025– will vary according to levels of snow
- Insurance: Directors & Officers, general liability insurance – American Family is no longer servicing the Colorado Mountain areas, searching for a new insurance company. Liberty Mutual has insured the HOA – 8.13.2025 -8.13.2026
- Tax Returns – filing of tax return and 1099's – CPA prepares the state & federal tax returns, Jarmik files the periodic report and 1099's.
- Reserve Account: determined per last meeting that there will not be a reserve account- per CCIOA it is suggested that a Reserve Account be in place – Review this year. Tabled to next year's meeting.

b. IRS: Ruling of excess funds

Motion:
Chad Schwager made a motion that any excess of membership income over membership expenses for the year ended December 31, 2025, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue Ruling 70-604. Mike Magers seconded: Motion carried.

c. Other: renewal – Jarmik Property Management, Inc. – ***Stacey Weaks made a motion to renew Jarmik Property Management, Inc. for a one-year term. Mike Magers seconded and motion passed unanimously.***

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9. Next meeting date and place: TBD – Jan 2027

10. Adjournment ***Mike Magers made a motion to adjourn the meeting at 4.42 PM.***

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