

***Approved 3.26.24***  
**Eagle Ridge @ Brown Ranch Owners Association**  
**Annual Members Meeting**  
**January 17, 2023 10:00 a.m. (MST) / 12:00 PM (EST)**  
**Via Zoom Call**  
**Minutes**

1. Roll call, determination of quorum and certification of proxies.  
Quorum is 51% of votes – 7.65.  
Present: Yori Dobrowolsky 4, Chad Schwager – Parcel 5, Kyle Alston – Parcel 8, Michael Magers – Parcel 10, Nancy Pecor – Parcel 11, Barry Morgan, Parcels 12 & 13, Jonathan Twitty and Kelly Racznik Parcel 14, and Stacey & Bridget Weeks Parcel 15. Tad Friess –Parcel 2 joins @ 10:15 a.m.  
Also Present: Judi Balkind, HOA Manager  
Absent: Diane Rimple – Parcel 1, Jeffrey Senall – Parcel 3, Michelle & Michael Whitney – Parcels 6 & 9, Robert Castillo – Parcel 7,  
Michael Magers makes the motion to call the meeting to order @ 10:07 a.m.
2. Approve/waive notice of meeting.  
***Nancy Pecor made a motion to approve the notice of the meeting. Mike Magers seconded, and the motion passed unanimously.***
3. Determination of quorum  
Quorum is met- nine of fifteen are present.
4. Approval of Agenda  
***Barry Morgan made a motion to approve the agenda with additional items under “other”, seconded by Mike Magers- all in favor.***
5. Review and approve Minutes from the Special members meeting on April 7, 2022  
***Mike Magers made a motion to approve the minutes as presented, Barry Morgan seconds, motion passes unopposed.***
6. Nomination of Board of 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.
  - Nancy Pecor
  - Mike Magers
  - Frank Novel (sold his lots)

Nominations: ***Barry Morgan nominates himself for the three-year term, seconded by Mike Magers, passes unanimously***

  - 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
  - ***Mike Magers nominates Barry Morgan for President, seconded by Nancy- motion passes.***
  - ***Nancy Pecor nominates Mike Magers for VP, seconded by Barry Morgan- motion passes.***
  - ***Barry Morgan nominates Nancy Pecor for Secretary/Treasurer, seconded by Mike Magers motion passes.***

***Nancy Pecor nominates Mike Magers for the 2-year term, seconded by Kyle Alston, motion passes.***  
***Mike Magers nominates Nancy Pecor for the 1-year term, seconded by Barry Morgan, motion passes.***
7. Old Business:
  - a. Grazing lease – review and discuss continuation. Owners receive a tax credit that Barry Morgan speaks favorably of. 2022 income realized for the HOA was \$648. The consensus was to continue the grazing lease. ***Kyle Alston made a motion to accept and execute the grazing lease for 2023, Stacey Weeks seconded, motion passed unopposed.***
  - b. Review of 2022 Financials – 2022 ended underbudget by \$7800, due to road maintenance and snow removal coming in with lower totals than usually realized. The year-end balance in the operating account is \$22,113. ***Barry Morgan makes a motion to leave this excess in the operating account potentially earmarked as a reserve, seconded by Kyle Alston, passes unanimously. Barry Morgan makes a motion to accept the 2022 financials as presented, Tad Friess seconds, motion passes.***
  - c. BRRMA (Master Association)- The 4-year assessment of \$1100 paid to ***Brown Ranch Road***

**Maintenance Association (BRRMA)** by Eagle's Ridge owners for planned road improvements, is no longer. Annual dues are \$1600 for the Master Association of Brown Ranch RMA, invoiced January 1, made payable by January 31.

Barry Morgan mentions the relationship with Brown Ranch, their recent ruling on short term rentals, and severability. Discussion ensued regarding final ruling on STRs at the BRRMA meeting. Barry Morgan recalls the meeting as follows: unlimited long-term rental and limiting short term rentals to two a year.

Judi Balkind didn't think a quorum had been met at the meeting; she'll revisit with Scott Bengel, HOA Manager of BRRMA to clarify all of the above in section c **Kyle Alston makes a motion for Judi Balkind to send out an optional form allowing owners to share contact information with members of the HOA if they wish, Tad Friess seconds, passes unanimously.**

8. New Business:

a. Review and approve 2023 Budget and Dues:

Judi Balkind suggests lowering dues from \$800 to \$400 per lot annually. **Barry Morgan makes a motion to accept that recommendation, Mike Magers seconds, passes unopposed.**

- Renewal of Accounting & HOA services: Jarmik Property Management \$200/month
- Repairs to gate: Estimate \$700

Barry Morgan expresses his opinion that it may not be necessary to have a separate gate into Eagle Ridge. Evidence of camping has been observed, but whether a gate is an effective deterrent is debatable. Barry Morgan suggests putting up a camera instead. Kelly Racznik shares her experience with a trail cam and that it is possible in the area with regular battery changes. Solar may be an option. To conclude Barry Morgan offers to store the current gate panels in his barn should the HOA elect to go the gate route in the future. Judi Balkind to confirm the requirements of this decision to abandon the gate for now and place a camera by reviewing the declarations. She will also collect input from each owner via email.

- Reserve Account: discuss setting up a reserve account for future capital expenses – See above motion that included leaving all funds in the operating account.

b. **IRS: Ruling of excess funds IRS: vote on rollover of excess funds (see attached motion) – Barry Morgan made a motion that any excess of membership income over membership expenses for the year ended Feb 2021, 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: Weed control needed(?) – It was agreed that there is no need for weed control.

Nancy Pecor asks whether the Architectural Review Committee needed revisiting. Current members/numbers were established just this past April and no submissions have occurred since then. **Nancy Pecor makes a motion to establish a more formal and clear process of submittals from inception to completion including a definition of how the ARC functions through the collaboration of the board and the ARC, seconded by Barry Morgan, motion passes unanimously.**

9. Next meeting date and place: TBD by the board

10. Adjournment. Mike Magers made the motion to adjourn @ 11:11 a.m.