

**Draft**  
**Eagle Ridge @ Brown Ranch Owners Association**  
**Tuesday, June 17, 2025 @ 3:00 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:** Tad Friess (Parcel 2), Jeffrey Senall (Parcel 3), Yuri Dobrowolsky (Parcel 4), Charles Schwager (Parcel 5), Michelle Whitney (Parcel 6 & 9), Robert Castillo (Parcel 7), Kyle Alston (Parcel 8), Travis Hohn (Parcel 11)
  - **Members Absent:** Arthur Sanborn and Diane Rimple (Parcel 1), Eddie & Nita Menem (Parcel 12 & 13), Jonathan & Kelly Twitty/Raczniak (Parcel 14)
  - **Proxied:** Michael Magers proxied Stacey Weeks (Parcel 10)
2. Motion to approve/waive notice of meeting.  
***Tad Friess made a motion to approve notice of the meeting. Seconded by Stacey Weeks. All in favor. Motion passes unanimously.***
3. Determination of quorum  
***10/15 members present. A quorum was deemed present.***
4. Approval of Agenda  
***Stacey Weeks made a motion to approve the Agenda. Seconded by Travis Hohn. All in favor. Motion passes unanimously.***
4. Review and approve Minutes from the Annual Meeting of March 26, 2024.  
***Stacey Weeks made a motion to approve the minutes. Seconded by Jeffrey Senall. All in favor. Motion passes unanimously.***
5. 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.
  - Kyle Aslton – Secretary/Treasurer - 1 year Director term (***expired***)
  - Mike Magers –President - 3-year Director term (***2 year remaining***)
  - Stacey Weeks – Vice President –2-year Director term (***1 years remaining***)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**Nominations for Board of Directors:** ***Tad Friess nominated Charles Schwager for open board seat. Robert Castillo seconded the motion. The motion was approved unanimously.***  
  
**Board Meeting Election:** ***Stacey Weeks made a motion to nominate Michael Magers as President, Stacey Weeks as Vice President and Charles Schwager as Treasurer/Secretary. All in favor. Charles Schwager seconds motion and passes.***
6. Old Business:
  - a. Grazing lease – renewed with George & Mary Kubin for 2025 – ratify the approval-majority yes votes (see attached lease)  
***The estimated 2025 lease was received from the Kubin's and sent to the owners in January 2025. We'll try to look at a backup farmer.***
  - b. Review of 2024 Financials'  
***The 2024 Financials were presented to the Members. Stacey Weeks made a motion to accept the Financials as presented. Seconded by Yuri Dobrowolsky. All in favor. Motion passes unanimously.***

- 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 2025 Budget and Dues: - Increase in Dues:

***The members were presented the 2025 Budget & Dues with a raise in the annual dues to \$15,750.00 annually. Stacey Weeks made a motion to accept the Budget with the amendment. Seconded by Travis Hohn. All in favor. Motion passes unanimously. It was noted to the members that they will receive an additional invoice of \$650.***

- Amendment to the ACCs 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).
- Road Maintenance: Grading & grading of road – every few years need to budget and set up Long Term Reserve account)
- 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
- Tax Returns – filing of tax return 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

- b. IRS: Ruling of excess funds

This is wording for the HOA rollover of funds.

Discussed the ruling. For the HOA to defer excess revenue into the following year the owners need to vote that any excess of membership income over membership expenses for the year ended December 31, 2024, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue ruling 70-604. This resolution must be voted on annually at an owner meeting.

**Motion:**

**Charles Schwager made a motion that any excess of membership income over membership expenses for the year ended December 31, 2024, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue Ruling 70-604. Jeffrey Senall seconded: Motion carried.**

~~\_\_\_\_\_ made a motion that any amounts collected by or paid to the Association for major repairs or replacement, or remaining in the Replacement Reserve, at the end of the year ended December 31, 2024, in excess of the amounts originally scheduled for Replacement Reserves, shall be set aside for future major repairs and replacement, and allocated to capital components as provided by the guidelines established by the Internal Revenue Service Section 118 and Revenue Ruling 75-370 and 75-371. \_\_\_\_\_ the motion. Motion carried.~~

- c. Other: *n/a*

9. Next meeting date and place: ***TBD – Oct 2025 via zoom***

10. Adjournment

***Jeffrey Senall made a motion to adjourn the meeting at 3:44pm. (MDT).***