

Draft
Eagle Ridge @ Brown Ranch Owners Association
Tuesday, March 26th, 2024 @ 11:00 A.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), Tad Friess (Parcel 2), Yuri Dobrowolsky (Parcel 4), Charles Schwager (Parcel 5), Kyle Alston (Parcel 8), Michael Magers (Parcel 10), Kelly Racznik (Parcel 14), Stacey Weaks (Parcel 10), Barry Morgan (Parcels 12 & 13), Nancy Pecor (Parcel 11), Robert Castillo (Parcel 7)
Proxied: Michael Whitney (Parcel 9)
Barry Morgan called the meeting to order at 11:04 A.M. (MDT).
 2. Motion to approve/waive notice of meeting.
Stacey Weaks made a motion to approve notice of the meeting. Seconded by Barry Morgan. All in favor. Motion passes unanimously.
 3. Determination of quorum
11/15 members present. A quorum was deemed present.
 4. Approval of Agenda
Barry Morgan 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 from January 17th, 2023.
Tad Friess 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.
 - **Kyle Alston** – Secretary/Treasurer - 1 year Director term
 - **Stacey Weaks** – Vice President - 2 year Director term
 - **Michael Magers** – President -3 year Director termNominations:
 - Nomination of Officers: the officers are appointed by the board. The office of President needs to be 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**Barry Morgan stated his Parcel is under contract & he wishes to resign from the President Board position at this meeting. There are now open seats for President & Secretary/Treasurer. A secret ballot was taken from the members via email. It was determined that Stacey Weaks & Kyle Alston will be elected to the Board.**
Nominations for Board of Directors:
Tad Friess
Stacey Weaks
Kyle Alston
Chad Schwager
- Board Meeting Election:**
Kyle Alston made a motion to nominate Michael Magers as President. Stacey Weaks nominated himself for Vice President. Kyle Alston will serve as Treasurer/Secretary. All in favor.
6. Old Business:
 - a. Grazing lease – renewed with George & Mary Kubin for 2024 – ratify the approval - majority yes votes (see attached spreadsheet)
Members/Judi will make sure to reach out to George & Mary Kubin for renewal in January, members & Judi will reach out to Sarah Enders (County Assessor) to ensure grazing lease renewal
 - b. Review of 2023 Financials
The 2023 Financials were presented to the Members. Barry Morgan made a motion to accept the Financials as presented. Seconded by Stacy Weaks. All in favor. Motion passes

unanimously.

- c. **Reminder:** Dues paid to **Brown Ranch RMA** – Annual dues – each owner is charged an annual fee of \$1,750.00 – 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.
The Members are cc'd on emails with BRRM for further inquiries

7. New Business:

- a. Review and approve 2024 Budget and Dues:
The members were presented the 2024 Budget & Dues with a raise in the annual dues to \$9,375.00 annually. Michael Magers made a motion to accept the Budget with the amendment. Seconded by Kyle Alston. All in favor. Motion passes unanimously.
- Amendment to the ACCs that would allow property owners to erect a "barn" prior to completed planning or commencement of the main residence
Brought up during meeting - received well from other members, will be brought up to the DRC to facilitate these requests
 - Road Maintenance: Grading & grading of road – every few years – budget 5K for 3 years (set up Long Term Reserve account)
 - Snow removal roads: Budget based on actuals for 2023– will vary according to levels of snow
 - Insurance: Directors & Officers, general liability insurance
 - Tax Returns – filing of tax return and 1099's (paid for 2 years of tax returns in 2023)
 - 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, 2023, 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:

Kyle Alston made a motion that any excess of membership income over membership expenses for the year ended December 31, 2023, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue Ruling 70-604. Barry Morgan seconded: Motion carried.

- c. Other:

Discussion regarding gate- remove, does not provide much security & is an eye sore. Barry Morgan made a motion to remove swinging panels from the gate and store them for future use. Michael Magers seconded the motion. All in favor. Motion passes unanimously.

Discussion regarding the Design Review Committee. Stacey Weeks made a motion to nominate the committee members of Yuri Dobrowolsky, Tad Friess, and Scott Twitty. Tad Friess seconded the motion. A secret ballot was taken from the members via email. It was determined that Tad Friess & Yuri Dobrowolsky will be on the DRC.

9. Next meeting date and place: ***TBD***
10. Adjournment
Yuri Dobrowolsky made a motion to adjourn the meeting at 12:37 P.M. (MDT).

Respectfully submitted,

By: _____
Jarmik Property Management, Inc.
Judi Balkind, HOA Manager

DRAFT