
RECORD OF PROCEEDINGS

Eagle Ranch Metropolitan District February 17, 2026 Regular Meeting Minutes

**Minutes of the Regular Meeting
Of the Board of Directors of
Eagle Ranch Metropolitan District
February 17, 2026**

A Regular Meeting of the Board of Directors of Eagle Ranch Metropolitan District, Eagle County, Colorado, was held Tuesday February 17, 2026, at 3:00 p.m. via Zoom virtual meeting and in person at 1143 Capitol Street, Suite 208, Town of Eagle, Eagle County, Colorado in accordance with State Law.

Attendance

The following Directors were present and acting:

- Dave Crawford
- Rick Dominick
- Jim Adams
- Levi Rozga
- Casey Bullock

Also in attendance were:

- Jeff Boyer, Golf Course General Manager
- Eric Weaver, Marchetti & Weaver, LLC
- Erin McCauley, Marchetti & Weaver, LLC
- Amy Ludke, Marchetti & Weaver, LLC
- Kate Sheldon, Homeowner
- Tom Murphy, Homeowner
- Debbie Murphy, Homeowner
- Val Glimp, Homeowner
- Lynn Leary, Homeowner
- Bethanie Lindal, Homeowner
- Steve Miarose, Homeowner
- Mary Dow, Homeowner

Call to Order

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

Conflict Disclosure

Director Crawford is 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**

The agenda was reviewed, and no changes were made.

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Public Comments Ms. Kate Sheldon requested closure of Eagle Ranch Golf Course between holes 14 and 16 to all but staff due to an increase in human-wildlife conflict. Ms. Sheldon reviewed available areas for elk sanctuary, elk calving statistics, and presented ariel photos of the areas being discussed. Multiple homeowners in attendance also provided feedback on the matter and a general discussion was held. No action was taken at the meeting; the Board will review the matter and provide feedback to Ms. Sheldon on any changes approved at a later time. Director Crawford stated the Board has the same desire as all in attendance to protect the wildlife in Eagle Ranch.

Public in attendance left the meeting at 3:43pm.

Minutes The Board reviewed the minutes of the November 11, 2025 meeting. By motion duly made and seconded it was unanimously

RESOLVED to approve the November 11, 2025 meeting minutes as presented.

Manager's Report A detailed Manager's Report was included in the packet. Mr. Boyer presented highlights of the report.

Mr. Boyer negotiated a nine-month credit from Tagmarshal for the malfunctioning cart GPS system which will be applied to the lease which goes through May of 2027. Tagmarshal has committed to getting the system running properly.

Anticipating a drought for the 2026 season, the staff are considering various options to protect the course such as cart path only, or no carts at certain times. Irrigation controls and practices as well as the potential use of the pump back system are all being evaluated and prepared for.

Discussion was held regarding a potential early opening due to the warm weather.

Mr. Boyer presented a Master Plan Proposal from Erik Larson which contains elements such as an assessment of the golf course, analysis of findings, and cost estimates for recommended improvements. The board reviewed the proposal and questioned whether there is a need for a plan such as this currently, at this cost which is currently offered at \$40,000. Mr. Boyer will revisit the proposal with Erik Larson to obtain further details on the proposal as well as a bid for an irrigation renovation only.

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Mr. Boyer noted the 2026 marketing plan was included in the packet.

2026 Meeting Notice

Posting Resolution The Board reviewed the 2026 Posting Notice Resolution, noting that notices will be posted at www.eagleranchmetrodistrict.org at least 24 hours prior to the meeting. By motion duly made and seconded it was unanimously

RESOLVED to adopt the 2026 Posting Notice Resolution

2026 Meeting Calendar

The Board reviewed the proposed meeting calendar for 2026. The next meeting is scheduled to take place on May 12, 2026. By motion duly made and seconded it was unanimously

RESOLVED to adopt the 2026 Meeting Calendar

Financial Statements

Mr. Weaver presented the December 31, 2025 financial report and provided an overview of the revenues and expenses for the year.

The accounts payable reports for the Metro District and the golf course were reviewed.

By motion duly made and seconded it was unanimously

RESOLVED to approve the December 31, 2025 financial statement and to approve and ratify the accounts payable listings, 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 17, 2026.

Respectfully Submitted,



Erin McCauley
Secretary to the Meeting