Minutes of the Regular Meeting
Of the Board of Directors of
Eagle Ranch Metropolitan District
May 12, 2026

A Regular Meeting of the Board of Directors of Eagle Ranch Metropolitan District, Eagle County, Colorado, was held Tuesday May 12, 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
- Jim Adams
- Levi Rozga
- Casey Bullock

The following Directors were absent and excused:
- Rick Dominick

Also in attendance were:
- Jeff Boyer, Golf Course General Manager
- Derek Rose, Golf Course Maintenance Supervisor
- Eric Weaver, Marchetti & Weaver, LLC
- Erin McCauley, Marchetti & Weaver, LLC
- Amy Ludke, Marchetti & Weaver, LLC

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.

Public Comments

No public was in attendance.

Minutes

The Board reviewed the minutes of the February 17, 2026 meeting. By motion duly made and seconded it was unanimously

> **RESOLVED** to approve the February 17, 2026 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 reviewed the Master Plan proposals submitted by Phelps Golf Design and Erik Larsen Golf Course Architecture and discussed the specifics of each proposal with the Board. It was noted that, based on the proposed timelines provided by both firms, the project would likely be scheduled for 2027.

The Board requested additional information regarding the proposals, including the irrigation system elements that would be addressed, references from other golf courses, and further clarification of the associated costs. The Board also agreed that it would be beneficial for representatives from each firm to attend the next Board meeting and provide a presentation on their respective proposals.

Other Business

The Board discussed signage related to elk and, based on feedback received from Owners within the District, determined that outside signage on the golf course will no longer be permitted. The Board instructed Mr. Boyer and Mr. Rose to add additional internal signage, as needed, and to ensure that all signage is maintained in good condition.

In relation to previous discussions concerning the winter closure of certain areas of the golf course, the Board agreed that the course will remain fully open during the winter and off-season months for recreational purposes, with no holes or areas closed. Upon a motion duly made and seconded, it was unanimously

> **RESOLVED** to approve that the golf course remain fully open for recreational purposes throughout the winter and off-season months.

Financial Statements

Mr. Weaver presented the March 31, 2026 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 March 31, 2026 financial statement and to approve and ratify the accounts payable listings, as presented.

2025 Audit Mr. Weaver presented the 2025 audit draft and stated the District received an unmodified or "clean" opinion. Upon motion duly made and seconded, it was unanimously

RESOLVED to accept the 2025 Audit 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 May 12, 2026.

Respectfully Submitted,

Erin McCauley

Erin McCauley
Secretary to the Meeting