

Eagle River Commercial Center Association

Annual Meeting Minutes

January 7, 2025

The 2024 annual meeting of the Eagle River Commercial Center Association was held on Tuesday, January 7, 2025, at the hour of 4:00 PM in the office of the managing agent – Walter Realty Group, Inc., 105 Edwards Village Blvd., C208, Edwards, CO 81632 and via ZOOM videoconference.

Attendance: Dan Lambert – Unit 505, Hugh Schmidt – Unit 406, Johnny Cross – Unit 407, Bobby Warner – Units 101, 105, 109, 113, 116, 201, 202, 205, 206, 301, 302, 303, 307, 309, 313, 401, 403, 404, 507, 508, 607, 608, 700, 803, 804, 805, Shane Dickman – Unit 802, Steve Coyer – Unit 106, Peter & Beth Runyon – Units 203 & 204, Brandon Peterson – Unit 402, Bill Elliott – Unit 408, Jose DeLoera – Unit 502, Greg Kass – Unit 606, and Jeromy Schaefer – Unit 602.

Others In Attendance: David Zippie – CPA and Michael Walter – Managing Agent

Roll Call / Quorum: With 61.47% of the total membership present or represented by Proxy a quorum was established to conduct business.

Call To Order: Dan Lambert – President called the meeting to order at 4:02 PM

Reading of the Minutes of the 2023 Annual Meeting: Hugh Schmidt made the motion to waive reading of the Minutes and approve as presented. Dan Lambert seconded the motion to waive the reading and approve the Minutes. With a vote taken, the Minutes of the 2023 Annual meeting were approved.

Financial Review: David Zippie – CPA reviewed the associations financial statements (yr-to-date) as of October 31, 2024. Dave reported the association was currently under budget by \$27,673 and projected a budget surplus once all of the final expenses for the year are tallied in the next couple of weeks.

2025 Budget: David Zippie – CPA presented the 2025 budget unchanged overall from the 2023 budget with just a few line-item adjustments. With no objections, the 2025 budget was ratified by the members.

Election of Board Members: Bobby Warner and Shane Dickman were elected to serve another three (3) year term ending upon the 2027 annual meeting.

Governing Policies Revised: Michael Walter reviewed the recent Board adopted revised collection policy and conduct of meeting policies mandated by state statute with the members.

Other Business: Michael Walter stated that once the final financial are completed in the next ten days to two weeks, the Board will meet to elect corporate officers and determine the disposition of the budget surplus.

Michael Walter – reported he had received an invoice from Steve Mocks bookkeeper in the amount of \$2,000.00 for the use of his unit during the installation of the fire walls required by the Town of Gypsum. Dan Lambert stated he would speak with Steve Mock to arrive at some understanding who owes this money as Rocky Mountain Cultures items were stored within one of Steve Mocks units.

Adjournment: With no further business presented, the meeting was adjourned.

APPROVAL
