

**BACHELOR GULCH VILLAGE ASSOCIATION**  
**Board of Directors Meeting**  
**via Videoconference**  
**June 20, 2024**

A meeting of the Bachelor Gulch Village Association (“the Association”) Board of Directors was held on June 20, 2024. Board members Bobby Murphy, Kristi Kennedy, Brian Kushner, Paul Gorbald, and Dan Ramker were in attendance via videoconference. Also in attendance were Lee Hoover, Association Manager; Lisa Mayers, Legal Counsel for the Association; Dana Miller, Sr. Financial Analyst; Steve Nusbaum, Sr. Manager of Design Review Administration; Koby Kenny, Director of Public Safety; Jerry Hensel, Director of Base Area Operations; Dave Berg, Manager of Bachelor Gulch Metro District; and Mike Leeds, President of Bachelor Gulch Metro District.

Lee Hoover confirmed the presence of a quorum, and that proper notice was given. Bobby Murphy called the meeting to order at 2:30 p.m.

**Approval of Board Meeting Minutes**

**Brian Kushner moved to approve the April 11, 2024, Board Meeting Minutes. Dan Ramker seconded the motion, and it was unanimously approved.**

**Public Input**

There was no public comment.

**Evacuation Plans and Incident Command**

Hugh Fairfield-Smith spoke about an updated evacuation plan for the Bachelor Gulch community. In the event of a wildfire, the best course of reporting is to call 9-1-1. That will queue up Vail dispatch and enact Eagle Valley Wildland and Eagle River Fire Protection District (“ERFPD”). An overwhelming force would then respond to any wildland fire. Communities with difficult primary ingress and egress routes will receive early evacuation notification. Anytime there is a wildland fire, ERFPD will be in command. When the capability of the ERFPD is exceeded, they will go into unified command with the Sheriff and/or the United States Forest Service (“USFS”). When aviation is in the air, it has exceeded ERFPD’s capabilities. The Eagle County Sheriff has a fund for wildfire emergencies to pay for aviation costs and expenses. Hugh is currently on assignment supporting USFS in commanding any fire within Eagle County. In an evolving incident, there will be stakeholder input and updates. In the event of an evacuation order, the wildfire siren, ECAAlert, and IPAWS would be enacted to notify the community. Eagle County Sheriffs will move through the area knocking door to door. If the primary evacuation route has been compromised, the secondary or tertiary route(s) will be utilized through Strawberry Park or Arrowhead. Discussion took place regarding installing an automated gate system that can be controlled remotely. Koby Kenny recommended a fail-safe system where the gates would open if power were lost. Dave Berg will determine whether the alarm landline is powered or unpowered and if it needs a repeater. Hugh noted wildfire mitigation projects have been designed to protect the evacuation routes along with homes. Wildfire mitigation will commence soon. Wildfire home assessments in and around Daybreak Ridge will begin in two weeks. Once the evacuation plan is finalized, Bachelor Gulch Metro District (“BCMD”) will determine a communication plan. Hugh will plan for a tabletop exercise with BCMD and Vail Resorts. Mike Leeds suggested the involvement of community members in the simulation. Hugh explained preparation for public participation will likely take until next spring. Joel Ettinger asked about the evacuation plan for hotels and 100 Bachelor Ridge (f/k/a

Timbers). Lee stated that Vail Resorts has a robust transportation system available to assist in the event of a wildfire.

### **Design Review**

Steve Nusbaum reported moderate construction activity continues in Bachelor Gulch. Several large remodel projects are wrapping up. Lot 23, the last vacant lot in Bachelor Gulch, is expected to break ground within a couple of months.

### **Public Safety**

Koby Kenny informed the Board of a correction to the Activity Report. Where the report indicated two emergency medical calls there were none. Brian Kushner asked about the nature of the 24 Public Safety Services performed and Koby offered to follow up with the details. Kristi Kennedy expressed concern about increased bicycle traffic on Daybreak Ridge. Bobby Murphy noted Cordillera is open to the public and requires cyclists to register acknowledging rules associated with the access. Lisa Mayers advised, that because the roads are owned and maintained by BGMD, it may be their issue to address. Dave Berg referenced BCMD's Internal Road Regulations, last updated in 2016, noting the regulations do not identify bicycle traffic. He said, historically, cycling in Bachelor Gulch has been promoted. Mike Leeds asked to consider how hospitable Beaver Creek wants to be for cycling. Bobby commented on the importance of welcoming cyclists the right way with education and communication of expectations.

### **Financials**

Dana Miller reviewed the financials as of May 31, 2024. The Association remains in a very strong financial position with \$15.3M in assets. \$3M is currently held in the First Western Trust ("FWT") accounts yielding slightly over 2% interest. \$11.3M is invested in 12 laddered Treasuries. When the Treasuries mature, Dana will work with Brian Kushner, Kristi Kennedy, and Lee Hoover to consider cash flow, what projects are coming up, and rates from FWT for reinvestment. Other assets include the vehicles that are depreciated, and accounts receivables that include civic and real estate transfer assessments ("RETA") accrued and paid the following month. Operating equity of \$1.5M is \$1M held in the operating account and \$519K year-to-date surplus. \$13.5M is in capital reserve equity. The Income Statement breaks down the surplus. Revenue of \$4.4M is favorable to budget by just over \$1M. The biggest factors are strong civic assessments and RETA. There have been 34 real estate sales compared to 39 last year through May. Operating expense are favorable by \$245K. Transportation is favorable by \$147K. Dana noted that the \$150K budgeted for Transportation contract labor during the winter season was not used. Unfavorable variances to budget for bank charges and income taxes are due to the increase in interest, higher FWT fees, and higher estimated taxes paid in 2024. Those expenses will be budgeted accordingly for 2025, expecting the investments to continue. Favorability in depreciation is because the new vehicles ordered have not yet been received. Paul Gorbald said three buses are expected to be delivered this fiscal year and two additional buses in FY25 as the supplier catches up with supply chain issues. \$322K has been spent on improvements on a budget of \$983K. \$200K has been spent on wildfire mitigation and a \$30K deposit was made on the summer trails project. Other completed projects include bus shelter improvements and gatehouse and entry landscaping.

### **Other Business**

#### **Summer Trails Update:**

Dan Ramker gave an overview of the trail planned for construction this summer. Because the trail will be located on Vail Resorts land, the Association must enter into an easement agreement with Vail Resorts. The new trail will be approximately three miles long and three to five feet wide. The new trail will be located

just uphill from the Village-to-Village (“V-V”) trail and will be mountain bike-specific. Hiking traffic will use the V-V trail. The trail will run from the paved road in Strawberry Park, across Bachelor Gulch to Bear Paw, with a small singletrack loop above V-V. Dan explained the trail as a three-pronged approach for biking, fire mitigation work, and better glade skiing. It is currently not intended to be used as an uphill trail in the winter. Construction would begin July 6<sup>th</sup> and conclude before the start of winter operations. Paul Gorbold suggested a revisit by the contractor the following year to determine if any adjustments are needed. Lisa Mayers recommended a supplemental agreement for this purpose.

**Kristi Kennedy moved to approve the contract between the Association and Progressive Trail Design as presented. Bobby Murphy seconded the motion and it was unanimously approved.**

**Summer Projects Update:**

Lee Hoover spoke about the status of summer improvement projects. In addition to the new trails and ongoing fire mitigation, there will be repair and maintenance of the first and second Everkrisp tunnels and Maverick bridge, replacement of perennials at the front gate, new holiday lights, upgrade of the gatehouse camera, staining and new outdoor furniture at the Tennis Center, and purchase of a new Public Safety vehicle.

**Mobile Access:**

Dan Ramker has been in contact with American Tower Company (“ATC”) to relay concerns regarding service in some areas of Bachelor Gulch. ATC has requested specific areas where there are issues. Dan has shared T-Mobile coverage maps. Lee mentioned a recent survey question about cell service satisfaction that may be helpful. Brian Kushner shared problematic areas he has encountered with AT&T service including the entire length of Daybreak Ridge, the bottom of Tall Timber and Elkhorn, Peak View, Horizon, and Goshawk. Dave Berg noted seven years ago the tower companies were not interested in installing additional towers because of a lack of interest from the carriers. Dan will get back to ATC with the information received.

**Transportation:**

Holiday Service: Kristi Kennedy asked for assurance there will be sufficient transportation over the holiday weekend. Paul Gorbold affirmed they will ramp up all staff and resources beginning the July 4<sup>th</sup> weekend.

Downtowner: Paul Gorbold reported he has met with Downtowner regarding wait times on Daybreak Ridge and pick-ups in Bachelor Gulch. They will be working on solutions over the summer.

Tennis Courts: Kristi Kennedy asked if a determination had been made regarding renters' use of the tennis courts. Lee Hoover answered that renters are allowed to use the tennis courts. Kristi talked about the courts getting busier. Historically, Red Sky Ranch owners who are members of the Bachelor Gulch Club have been able to use the courts and attend clinics. Depending on usage this summer, this may be an issue to revisit prior to next summer. Brian Kushner suggested Ali Colak track affiliation with usage. Kristi clarified non-residents cannot make a reservation more than seven days out.

**There being no further business, Brian Kushner moved to adjourn the meeting. Dan Ramker seconded the motion and the meeting was adjourned at 4:04 p.m.**

Respectfully submitted,

Carol Floyd  
Secretary for the Meeting