

**BACHELOR GULCH VILLAGE ASSOCIATION
Board of Directors Meeting
held at The Ritz-Carlton, Bachelor Gulch
December 29, 2023**

A meeting of the Bachelor Gulch Village Association (“the Association”) Board of Directors was held on December 29, 2023, at The Ritz-Carlton, Bachelor Gulch. In attendance were Board members Bobby Murphy, Brian Kushner, Kristi Kennedy, Dan Ramker, and Paul Gorbald. Also in attendance were Lee Hoover, Association Manager; Lisa Mayers, Association Attorney; and Carol Floyd, Secretary for the meeting.

Bobby Murphy called the meeting to order at 5:23 p.m. Lee Hoover verified the presence of a quorum and that the meeting was properly noticed.

Appointment of Officers

Brian Kushner moved to reappoint the current slate of officers to serve in 2024:

**Bobby Murphy, President
Brian Kushner, Vice President and Treasurer
Kristi Kennedy, Vice President and Secretary
Dan Ramker, Vice President
Paul Gorbald, Vice President**

Paul Gorbald seconded the motion and it was unanimously approved.

Consideration of the October 24, 2024, Board of Director Meeting Minutes

Brian Kushner moved to approve the October 24, 2024, Board of Director Meeting Minutes as presented. Dan Ramker seconded the motion and it was unanimously approved.

Approval of the Agreement between Eagle River Fire Protection District and Bachelor Gulch Village Association

Lee Hoover explained there were changes to entity names in the agreement between Eagle River Fire Protection District and the Association approved in the October 2024 Board meeting. Lisa Mayers has reviewed the agreement. Lee noted nothing changed substantially to the agreement. Approval is needed for the updated agreement.

Dan Ramker moved to approve the updated agreement between Eagle River Fire Protection District and Bachelor Gulch Village Association. Brian Kushner seconded the motion and it was unanimously approved.

Other Business

Progressive Trails Agreement: Dan Ramker said Lisa Mayers has reviewed the contract with Progressive Trails. He will distribute the redline version to the Board for review before it is sent for a vote.

Kristi Kennedy offered to work with Brian Kushner to respond to questions received from a property owner regarding the Association’s budgeting methodology and current surplus. Bobby Murphy requested she forward the proposed responses to the Board for review. Kristi suggested the Board prioritize discussion in the coming year regarding the Association’s surplus and assessments. Lisa Mayers advised a change to the real estate transfer assessment(s) would require an amendment of the Bylaws by a majority vote in favor of each class.

There being no further business, Brian Kushner moved to adjourn the meeting. Kristi Kennedy seconded the motion and the meeting was adjourned at 5:36 p.m.

Respectfully submitted,

Carol Floyd
Secretary for the Meeting