

BACHELOR GULCH VILLAGE ASSOCIATION
Board of Directors Meeting
December 20, 2024
Ritz-Carlton Bachelor Gulch Salon

A meeting of the Bachelor Gulch Village Association Board of Directors was held on December 20, 2024 at the Ritz-Carlton Bachelor Gulch Salon, immediately following the Annual Members Meeting. Board members Bobby Murphy, Kristi Kennedy, Brian Kushner, Dan Ramker, and Paul Gorbald were in attendance. Also in attendance were Lee Hoover, Association Manager, Lisa Mayers, counsel for the Association, numerous members of the Association, and Mike Heaphy, secretary for the meeting.

Bobby Murphy called the meeting to order at 4:54 p.m. Lee Hoover confirmed the presence of a quorum and that proper notice of the meeting was given.

Appointment of Officers

On motion duly seconded, the Board appointed Bobby Murphy to serve as President of the Association, Kristi Kennedy to serve as Vice-President and Secretary of the Association, Brian Kushner to serve as Vice-President and Treasurer of the Association, and Dan Ramker and Paul Gorbald to serve as Vice-Presidents of the Association.

Approval of Board Meeting Minutes

On motion duly seconded, the Board approved the minutes of the October 7, 2024 Board of Directors meeting as presented.

Short-Term Rental Regulation

Continuing the discussion that occurred during the Annual Members Meeting, the Board discussed the possible adoption of short-term rental regulations including discussion of whether imposition and enforcement of “good neighbor” policies are sufficient to alleviate the concerns of membership, whether any regulations to be adopted should be limited to estate lots within the Association or apply to the Association as a whole, whether members currently engaged in short-term rentals should be grandfathered in under any new regulations, and whether the short-term rental regulatory regimes in Beaver Creek and Arrowhead could offer guidance to the Association. Ultimately, the Board did not take any action but agreed to continue discussion of the subject.

Wildfire Mitigation Funding

Prompted by Tim Swaner of the Eagle River Fire Protection District and Eagle Valley Wildland, the Board discussed increasing the Association’s contribution to fire mitigation efforts over and above the amounts approved in the 2025 budget, at least some of which additional funds would be used for retention of a fire manager to serve the Association, Arrowhead and Beaver Creek. Pending the final form of the propose agreement for additional funding, the Board expressed its general approval of the idea, particularly to the extent it would assist in communicating fire mitigation information to members of the Association and assist in potential discussions with property insurers regarding premium increases.

There being no further business, the Board of Directors meeting was adjourned on duly seconded motion at 5:17 p.m.

Respectfully submitted,

Mike Heaphy
Secretary for the Meeting