



BACHELOR GULCH VILLAGE ASSOCIATION NOTICE OF 2025 ANNUAL MEMBERS MEETING (CLASS B – MULTI FAMILY)

December 23, 2025

Dear Bachelor Gulch Village Association Member:

By virtue of your ownership of property in Bachelor Gulch Village, you are a member of Bachelor Gulch Village Association. The Association enforces protective covenants and provides public safety, transportation, design review, construction compliance, common area maintenance, and recreation and landscape improvements. The 2025 Annual Members Meeting of the Association will be held on **Monday, January 5, 2026, at 1:00 p.m. MST** virtually via Zoom for the following purposes:

- To vote for one Class B (Multi Family) Director on the Association's Board of Directors
- To vote on approval of the meeting minutes of the Association's 2024 Annual Members Meeting
- To review and consider the Board adopted budget for fiscal year 2026
- To receive a community update
- To transact such other business as may properly come before the meeting

Zoom connection information for the Annual Members Meeting is as follows:

<https://us06web.zoom.us/j/86859697138?pwd=XckyUadI7w2uP6Q5NjY1XRmdpxXkat.1>

Meeting ID: 868 5969 7138

Passcode: 985360

If you have questions regarding use of the Zoom link, please contact Mike Heaphy at mjheaphy@vailresorts.com or (970) 754-6905.

As a property owner in the Association as of November 17, 2025, you are a member entitled to notice of and to vote at the Association's 2025 Annual Members Meeting. To that end, please find enclosed the following:

- The Board approved Association Budget for 2026
- The Minutes of the 2024 Bachelor Gulch Village Association Annual Members Meeting subject to Member approval
- Biographical information for the candidate for election to the Board
- A directed proxy and ballot form to be completed if you cannot attend the meeting in person but would like to appoint a proxy to attend the meeting on your behalf and cast a vote regarding the Class B (Multi Family) director election and minutes as indicated on the form.

If you will not be able to attend the meeting, we encourage you to complete the directed proxy and ballot form and return it to the Association as directed on the form. **The deadline to complete and return the directed proxy and ballot form is Sunday, January 4, 2026, at 6:00 p.m. MST.**

We look forward to seeing you at the annual meeting.

Sincerely,

BACHELOR GULCH VILLAGE ASSOCIATION

Lee Hoover
Association Manager

Bachelor Gulch Village Association
FY2026 Budget
Income Statement
For the fiscal year from 10/01/2025 thru 9/30/2026



	VARIANCE				VARIANCE			
	BUDGET	Forecast	2026	VS.	BUDGET	2026	VS.	
Revenue	2026	2025	2025 Forecast		2025	2025 BUD		
1 Transfer Assessment	\$ 2,200,000	\$ 1,856,114	\$ 343,886	18.5%	\$ 2,700,000	\$ (500,000)		(18.5%)
2 Civic Assessment	3,200,000	3,506,290	(306,290)	(8.7%)	2,900,000	300,000		10.3%
3 Design Review Fees	35,000	35,307	(307)	(0.9%)	35,000	-		0.0%
4 DRB Signs	-	-	-	0.0%	-	-		0.0%
5 Other	-	-	-	0.0%	-	-		0.0%
6 Interest - Operating Money Market Account	25,000	24,582	418	1.7%	25,000	-		0.0%
Total Revenue	\$ 5,460,000	\$ 5,422,292	\$ 37,708	0.7%	\$ 5,660,000	\$ (200,000)		(3.5%)
Expense								
7-8 Public Safety Expense	\$ (1,166,850)	\$ (1,029,874)	\$ (136,976)	(13.3%)	\$ (1,073,501)	\$ (93,349)		(8.7%)
9 Public Safety - Performance Incentive	(17,000)	(10,500)	(6,500)	(61.9%)	(10,500)	(6,500)		(61.9%)
10 Landscaping	(150,000)	(129,249)	(20,751)	(16.1%)	(148,600)	(1,400)		(0.9%)
11 Recreation & Tennis	(162,400)	(129,415)	(32,985)	(25.5%)	(162,750)	350		0.2%
12 Common Area Maintenance	(85,450)	(72,791)	(12,659)	(17.4%)	(85,450)	-		0.0%
13 Utilities	(115,000)	(107,350)	(7,650)	(7.1%)	(122,600)	7,600		6.2%
14 Trash	(460,950)	(438,643)	(22,307)	(5.1%)	(529,020)	68,070		12.9%
15 Insurance Premiums	(67,750)	(60,523)	(7,227)	(11.9%)	(64,500)	(3,250)		(5.0%)
16 Homeowner Meetings & Supplies	(14,400)	(7,303)	(7,097)	(97.2%)	(10,000)	(4,400)		(44.0%)
17 Legal & Audit	(65,000)	(65,116)	116	0.2%	(60,000)	(5,000)		(8.3%)
18 Income Taxes	(100,000)	(116,295)	16,295	14.0%	(60,000)	(40,000)		(66.7%)
19 Marketing and Promotion	(10,000)	(10,000)	-	0.0%	(10,000)	-		0.0%
20 Village Connect	(3,349,813)	(3,033,071)	(316,742)	(10.4%)	(3,548,620)	198,807		5.6%
22-23 Design Review Expense	(130,589)	(121,474)	(9,115)	(7.5%)	(137,820)	7,230		5.2%
24 Admin, Mgmt & Acctg Expense	(316,785)	(330,088)	13,303	4.0%	(305,400)	(11,385)		(3.7%)
24a Depreciation Expense	(233,000)	(233,481)	481	0.2%	(175,000)	(58,000)		(33.1%)
25 Improvement Fund (Funding) / Withdrawal	984,987	472,880	512,107	(108.3%)	843,760	141,226		(16.7%)
27 Operating Fund	-	-	-	-	-	-		-
Total Expense	\$ (5,460,000)	\$ (5,422,292)	\$ (37,708)	(0.7%)	\$ (5,660,000)	\$ 200,000		3.5%
Operating Reserve Fund								
Beginning Balance	\$ 1,000,000	\$ 1,000,000	\$ -		1,000,000	\$ -		
Ending Cash Balance	\$ 1,000,000	\$ 1,000,000	\$ -		\$ 1,000,000	\$ -		
Transportation Vehicles	\$ (355,076)	\$ (348,704)						*Vehicles are paid from the Reserve Investment Account
Improvements & Replacements Fund:								
Beginning Balance	\$ 12,654,695	\$ 13,348,454						
Interest - Reserve Investment Accounts	351,029	678,288						
Funding	(984,987)	(472,880)						
26 Expenditures Itemized								
Gatehouse, Entry & Other Landscape	(20,600)							
Gatehouse Exterior Staining	(6,000)							
Gatehouse Roof Replacement	(80,000)							
Gate Upgrade	(10,000)							
Recreation Facility	(200,000)	(171,409)						
Trails	(200,000)	(200,805)						
Wildland Fire Mitigation	(200,000)	(100,000)						
Parking Lot Resurface / Sealcoating	(20,000)	1,300						
Parking Lot Lights		(22,257)						
Security Vehicles		(55,996)						
Trail Signage	(20,000)							
Bridges & Tunnels	(250,000)	(250,000)						
Landscape Upgrades	(20,000)							
Cellular Upgrades	(100,000)							
Board Directed Capital	(300,000)	(100,000)						*\$100k paid for fire mitigation
Total Expenditures	\$ (1,426,600)	\$ (899,167)	\$ (527,433)					
Ending Balance	\$ 10,594,137	\$ 12,654,695	\$ (527,433)					
Total Ending Fund Balance	\$ 11,594,137	\$ 13,654,695	\$ (527,433)					



MINUTES OF THE 2024 BACHELOR GULCH VILLAGE ASSOCIATION ANNUAL MEMBERS MEETING

The 2024 Bachelor Gulch Village Association Annual Members Meeting was held at The Ritz-Carlton Bachelor Gulch and virtually via Zoom on December 20, 2024. Board members Bobby Murphy, Kristi Kennedy, Brian Kushner, Paul Gorbald, and Dan Ramker were present. Also present were Lee Hoover, Association Manager, Lisa Mayers, attorney for the Association, Dana Miller, Financial Analyst, various Beaver Creek and Bachelor Gulch Metro District staff members, and numerous homeowners.

Call to Order, Verification of Notice & Quorum, and Introductions

Bobby Muphy called the meeting to order at 3:00 p.m. Lisa Mayers verified that proper notice of the meeting was provided to the members of the Association and that a quorum sufficient to conduct business was present. On behalf of Bobby Murphy, Lee Hoover introduced members of the Board and Beaver Creek staff who provide services to the Association.

Association Description & Election Results

Lisa Mayers noted that the Association was formed pursuant to a recorded declaration for the purpose of overseeing the operations and common property of Bachelor Gulch Village, membership in which automatically derives from ownership of property in Beaver Creek. Services and functions it provides include maintenance of common areas and facilities, fire mitigation, security, transportation, design review, and covenant enforcement. This year, two Class D director seats on the Association's Board were open for election. Class D of the Association consists of the ski mountain, the sole member of which is Vail Resorts. Vail Resorts has reelected Bobby Murphy and Dan Ramker to those Class D director seats for three-year terms. In addition, the entire membership of the Association voted to approve the minutes of the 2023 Association Annual Members Meeting. With nearly 350 votes cast, the Minutes were overwhelmingly approved.

Mountain Update

Dan Ramker advised that over 1,100 skiable acres are open at Beaver Creek, with 15 lifts and all the magic carpets in operation. The remaining areas to be opened are McCoy Park and Grouse Mountain, both of which are anticipated to be opened in the next week or so, depending on snowfall. Dan attributed the strong start to the season to abundant early-season snowfall. Snowmaking in Bachelor Gulch is largely complete.

Wildfire Mitigation Update

On behalf of the Eagle River Fire Protection District, Tim Swaner reported that the District executed wildfire mitigation treatments on 90 acres in Bachelor Gulch in 2024. In addition, with favorable conditions through the fall, they were able to burn many of the slash piles remaining after the treatments. They are planning to treat an additional 96 acres in 2025. The District also completed 80 home inspections in Bachelor Gulch in 2024 and is working on getting reports on these inspections out to homeowners. They'll continue this work in 2025. There followed a lengthy discussion regarding the effect of these fire mitigation efforts on insurance premiums. Unfortunately, it was acknowledged that insurance company fire hazard rating systems are a mysterious, black box, seeming unresponsive to fire mitigation efforts, community fire wise certifications, and the like. Regardless, it was recognized that the skyrocketing costs of insurance coverage in Bachelor Gulch as well as many other parts of Eagle County, notwithstanding aggressive fire mitigation efforts, is a critical issue that must be addressed in whatever forums and through whatever means are available.

Bachelor Gulch Metro District Update

Mike Leeds, president of the Bachelor Gulch Metro District, provided an overview of the services provided by the District to the Bachelor Gulch community. He then turned matters over to Sean Sprague, who described the District's ongoing efforts, in conjunction with the Association and Vail Resorts, to rehabilitate the bridges and tunnels throughout Bachelor

Gulch. Sean, who has been with Bachelor Gulch since the beginning, is particularly proud of this work as he perceives it as a critically important element in keeping Bachelor Gulch the way it is supposed to look and feel. Mike then highlighted the District's efforts this past year in making an intersection in Bachelor Gulch safer for cyclists as an example of the collaborative efforts within the community to make things safer for residents and guests while preserving the essence of Bachelor Gulch. Mike and Sean concluded by urging homeowners to reach out if they observe anything requiring attention. The easiest way to reach the District's operations teams is through the gatehouse. This prompted a discussion regarding Beaver Creek's standards for grooming the private skiways in Bachelor Gulch. The goal is to groom the skiways any time there has been four or more inches of snow though some of the flatter and more tree-impacted skiways and sheltered tunnels provide challenges early in the season before snow has accumulated.

Waste Disposal Update

Lee Hoover reminded the membership that the waste service provider for the Association changed over the course of 2024 to a new provider, Apex Waste. The transition to Apex Waste resulted in some members of the Association receiving invoices from Apex Waste. Waste disposal services are provided by the Association to all of Bachelor Gulch so no individual members should need to pay Apex Waste. To date, staff have been working with Apex Waste to iron out these billing issues and, while staff believes, Apex Waste is now properly invoicing the Association and only the Association for the provision of waste disposal services in Bachelor Gulch, members were urged to contact staff in the event they receive a bill from Apex Waste. In response to a question from a homeowner, Lee advised that the Association would be happy to work with subassociations within Bachelor Gulch on installation of additional dog waste disposal stations in strategic locations to boost disposal.

Racquet Sports Update

Lee Hoover reminded the membership that the Association covers the costs of pickleball play at Beaver Creek by Association members. In 2024, 131 hours of pickleball were played in Beaver Creek by Association members. On its own tennis courts, the Association saw more than 2,500 hours of tennis played in 2024. Lee went on to describe some enhancements at the Bachelor Gulch Village tennis center in 2024, including new furniture for the facility, significant landscaping enhancements, increased landscape servicing, and deck and rail staining. Planned improvements for 2025 include replacing many of the wood railings and the wooden steps leading from the lower courts to the upper courts all of which are deteriorating with age. On court, Ali, the tennis pro, intends to add an additional tennis pro for peak periods in 2025.

Multi-Use Trail Update

Dan Ramker reported that just about three miles of new trails were constructed in 2024, including an addition to the Village-to-Village trail, from the Strawberry Park construction road pretty much all the way to Bear Paw, and the addition of a 1.5-mile loop off Village-to-Village. The work was performed by Progressive Trail Design, out of Bentonville, Arkansas, who has also put together a master development plan for trails in Bachelor Gulch. This plan is now in the hands of the Association's Trails committee to determine the next best steps for trails in Bachelor Gulch before putting together a plan with Beaver Creek. Dan noted that, at least for the present, the new trails in Bachelor Gulch will remain multi-use. There followed a lengthy discussion of uphill snowshoeing in Bachelor Gulch, particularly to access Zach's Cabin. The general policy of Beaver Creek and Vail Resorts is to not allow uphill traffic during the day. Accordingly, Beaver Creek needs to come up with some sort of policy to allow limited snowshoe access but continue to prohibit general uphill access, particularly via skinning. Dan's preference would be to work with the on-mountain clubs and restaurants to specify dedicated routes for snowshoe access, but this all remains a work in progress.

Cell Service Update

Beaver Creek has been working with American Tower, who owns most of the existing cell phone infrastructure in Bachelor Gulch, on adding two new towers in the area to improve service throughout Bachelor Gulch. The process is still in the scoping phase and will ultimately depend on the willingness of carriers to participate even if the Association funds construction of the towers themselves.

Village Transportation Update

Paul Gorbald, Senior Manager for Transportation for Beaver Creek, Bachelor Gulch, and Arrowhead, told the membership that Village Transportation came within 3% of budgeted hours for the 2023-24 operating season, while providing more

rides to more people than in 2022-23. For the 2024-25 season, staffing is strong. Two new people movers are already in service, with two more expected to come online after the new year. Village Transportation upgraded its back-end system of its scheduling app which should provide greater insight into and flexibility and control over the dispatch algorithm and thereby improve the guest experience. For example, Paul anticipates that they will be able significantly reduce instances in which a bus stops at the same pickup location twice before returning to Bachelor Gulch. Similarly, increased staffing and improved dispatch timing are expected to decrease pick up and ride times throughout Bachelor Gulch. Discussion continued regarding some of the difficulties associated with servicing day guests at the Ritz and the strains it occasionally places on the transportation system.

Public Safety Update

Koby Kenny thanked the strong Bachelor Gulch Public Safety team, including Maureen Crofton who has served as manager of the department for 15 years, for their dedicated service to the community. 2024 was a safe and secure year in Bachelor Gulch, with only 4 traffic accidents, 2 suspicious/criminal reports, both of which ended up being relatively benign, and 13 disturbance complaints in all of 2024 to date. During 2024, Public Safety focused on bike traffic in and out of Bachelor Gulch to help determine how best to keep both cyclists and motorists in Bachelor Gulch safe. Koby also thanked the community for taking the lead on fire mitigation efforts which have had the effect of compelling both Beaver Creek and Arrowhead to accelerate their fire mitigation efforts, making the entire community much safer and more secure from a fire perspective. While these efforts may not have resulted in reduced insurance rates, they have certainly made the community more secure.

Financials & Budget

Dana Miller reported that the Association is in a strong financial position. It ended the 2024 fiscal year (on September 30) with an operating surplus of \$850,000, driven by increases in each of the Association's primary revenue sources – civic assessments and transfer fees – with these revenue sources ending \$1.4 million over budget for the year. Operating expenses also ended the year favorable to budget, by \$243,000, driven largely by transportation services. Finally, the Association expended \$798,000 in 2024 on capital reserve projects. All of this led to an ending reserve balance of a little over \$14 million. (While these results are still subject to audit, the audit team has not yet found any significant adjustments so Dana is confident the final post-audit figures will be close to those reported.) Turning to the Association's Board-adopted budget for 2025, Dana acknowledged that projected revenues for 2025 remain conservative, up \$500,000 from the 2024 budget projection but still below actual 2024 receipts. At the same time, operating expenses for 2025 are projected to be up \$700,000 from 2024 actuals, attributable in part to an assumption of full staffing for design review and public safety and the addition of a new assistant tennis pro as previously mentioned. Budgeted reserve projects for 2025 are up significantly, to \$1.5 million, with the biggest items being wildfire mitigation (\$100,000), bridge and tunnel repairs (\$250,000), cell phone upgrades (\$250,000), trails (\$300,000), and tennis center landscaping and improvements (\$200,000). Dana noted that the budget includes \$200,000 for Board-directed capital projects that come up over the course of the year that weren't anticipated during the budgeting process. Per this budget, the ending reserve on September 30, 2025, is projected to be \$12 million. Dana briefly reviewed the Association's investment policy, noting that the Association's operating funds are primarily in sweep accounts with First Western Trust, with reserve funds primarily invested in laddered US treasuries. Finally, Dana noted that the 2025 Association budget had been approved by the Board. In the absence of a successful motion from the membership objecting to the budget, it is deemed ratified. Hearing no objections, Dana announced that the budget is deemed ratified.

Homeowner Q&A

Homeowner questions focused on the perceived problem occasioned by increased short-term rentals in Bachelor Gulch, particularly in the Estate Lots by commercial entities (as opposed to homeowners). Extensive discussion followed regarding the need for implementation and enforcement of regulations regarding short-term rentals in Association Estate Lots, with the Board advising that it will likely be a matter to be addressed by the Board over the coming months.

There being no further business, the meeting was adjourned on motion duly seconded at 4:47 p.m.

Respectfully submitted,
Mike Heaphy
Secretary for the Meeting

Bio of Brian Kushner

A serial entrepreneur, Brian co-founded CXO, L.L.C. ("CXO"), a boutique interim and turnaround management company which was acquired by FTI Consulting, Inc. ("FTI", NYSE:FCN) at the end of 2008. Having recently moved from Austin to Dallas, TX, he currently is a Senior Managing Director at FTI, an international consulting firm with over 8000 employees in 85 cities and more than 30 countries. FTI is best known in Bachelor Gulch for The Summit, the annual 4-day buyout of the Ritz at the end of February. Currently, he serves as a member of the board of the Bachelor Gulch Village Association (since 2016) and as President of the Horizon Pass Townhomes HOA.

At FTI, Brian leads the Board of Director's practice, having formerly led FTI's private equity practice, as well as the Technology, the Aerospace and Defense, and the Activism practices. Over the past 4 decades, working in collaboration with multiple major private equity and hedge funds, he has served as the CEO, Chief Restructuring Officer, or member of the Board of Directors for over 35 public and private companies, and currently serves on the boards of 2 public and 2 private companies. Brian has bought or sold over 35 companies, including 3 where the investors made over a 20x return.

