

MINUTES OF THE
BOARD OF DIRECTORS MEETING OF
BEAVER CREEK RESORT COMPANY OF COLORADO

March 27, 2025

The Meeting of the Board of Directors of the Beaver Creek Resort Company of Colorado, a Colorado non-profit corporation (the “Company”), was held on Thursday, March 27, 2025

Mr. Bobby Murphy called the meeting to order at 8:00 am. Erin Jarvis verified the notice of meeting sent and a quorum established for the purposes of the meeting. The following members of the Board of Directors were present:

Bobby Murphy
John Dawsey
Phil Metz
Dan Ramker
Bob Boselli-zoom

Mike Trueblood
Jeff Luker
Brian Nolan
Theron Gore

Representing the Company were Jim Clancy, Executive Director; Nick Osborn, Treasurer; and Erin Jarvis, Secretary.

Attendance in Public Session:

Clint Huber-BCRC
Krista Deherrera-BCRC
Koby Kenny-Dir Base Ops
Jen Oberlohr-BC Public Safety
Laura Dziadosz-BCRC
Carly Piper-BCRC
Alison Buhler-BCRC
Sam Hearn-DRB
Lee Hoover-Sr. Director, Resort Ops
Paul Datsko- Dir BC Public Safety
Paul Backes-McMahan & Assoc
Dimi Negrete-McMahan & Assoc

Dave Eicholt-BCMD
Casey Wydra—BCRC Zoom
Susan Eagle-East West GM-zoom
Antoni Benitez-TMVOA-zoom
Bill Simmons-BCMD
Bruce Kiely-BCPOA
Ryan McLachlan-East West Director of Ops
Chris Romer-VVP
Hugh Fairfield Smith-Eagle River Fire
Robin Nash-BCRC-zoom
Olivia Lyda-BCRC-zoom
Scott Sailor-East West GM-zoom

1. Public Comment. None.

2. Minutes of the Beaver Creek Resort Company Board Meeting, January 23, 2025. Upon motion made by Mr. Trueblood and seconded by Mr. Ramker, it was unanimously

RESOLVED to approve the minutes of January 23, 2025 as found in Exhibit A.

3. Class B Director Board Seat. Mr. Peter Dann who has held the Class B Lodging seat submitted his resignation. The Board of Directors and Staff thanks Mr. Dann for his contribution over the last four years to the Board and to the Finance Committee.

In accordance to the Bylaws, Article VI, Section 2, the Board of Directors has the authority to elect a new Class B member by a majority vote of the Board. East West Hospitality has historically had a hospitality representative in the seat and is in strong support of Theron Gore, East West Hospitality Chief Marketing Officer, to backfill this position. Upon motion made by Mr. Nolan and seconded by Mr. Dawsey, it was unanimously

RESOLVED to appoint Theron Gore to the Board of Directors Class B seat for the remainder of the term held by Mr. Dann, which will expire in December of 2025.

4. Wildfire Mitigation Update. Mr. Hugh Fairfield Smith, from Eagle River Fire Protection District, presented an update on the Beaver Creek wildfire mitigation plan, which has set the gold standard for the area. The initial wildfire treatment is complete and is now going into a maintenance program. There will be a new Area Wildfire Manager, who is specific to Beaver Creek, Bachelor Gulch, and Arrowhead, and will coordinate communication with residents. Most burn piles will be left for next fall or winter due to safety considerations and to await optimal burning conditions. Mr. Smith confirmed that Beaver Creek is a current certified FireWise community.

Mr. Clancy gave an update about the current radio equipment in the village buildings that support the fire district communications systems when responding to calls. There is a recommendation to partner with the district to seek an RFP for an upgraded radio design that eliminates signal interference within the village buildings to bring Beaver Creek into compliance and to maximize uninterrupted communication during emergency situations

5. DRB Report. Mr. Hearn presented the February and March reports. The 42 Red Spruce Lane project should be done by end of summer. Arcadian presented the final design and was approved at the March meeting. There are still Eagle County permits that need to be approved before this project can start and pre-construction meetings begin. The construction traffic route has not been confirmed yet. Mr. Hearn reminded the Board that preconstruction meetings and deposits are waived for verified arborist applications for wildfire mitigation projects. Mr. Keily, with the BCPOA, mentioned that they are relying on the Metro District, DRB, and Public Safety to closely monitor the Arcadian project and ensure compliance with applicable regulations for the good of the community.

6. Public Safety Report. Mr. Hoover introduced Paul Datsko, the new Director of Public Safety across all the communities (Beaver Creek, Bachelor Gulch, Arrowhead). Mr. Kenny will be continuing responsibility for Parking taking over Base Area Operations leadership following the retirement of Jerry Hensel. Ms. Oberlohr reviewed the January and February reports. Construction violations were down, with all being at Red Spruce. Sledding Violations increased however. To address and manage effectively, staff have been ahead of communication to guests. Mr. Nolan mentioned there is an unauthorized sledding area outside of the Blue Moose that needs to be addressed.

Mr. Datsko mentioned the new camera system installed is working great and a policy will be created for access to the footage. Mr. Clancy said the cameras will help count capacity at events and the second phase of installation will be complete in the spring.

7. December 2024 Financial Results. Mr. Osborn presented the December 2024 Financial Results as attached in Exhibit A. He presented the pending maturity of a term investment on April 15, 2025 with a value of \$3.075M and the Finance Committee recommended to reinvest the funds in a 1-year maturity with a term due in April 2026. Through December, there were no significant changes to the financial performance or position. December Mountain Rec numbers include a \$1.4M catch up payment from Vail to correct amounts due for Mountain Rec Assessments but this will be re-classed and included in the audited 2024 financial statements.

The balance sheet shows operating cash and investments at \$7.6M and long-term investments at \$19.1M. Non-RETA assessments were slightly above budget for the year, driven by Mtn Rec and restaurants over performing, however lodging and retail were under performing. RETA is above budget for December by \$237k. Expenses are on track from the previous year with a positive variance of \$219k compared to budget. For the month ending in December there was net expenses of \$2.4M, a positive variance to budget of \$314k.

Discussion about pass sale revenue, lift tickets and Mtn Rec assessments ensued.

8. Events Update. Ms. Deherrera presented an overview of the Talons Challenge and Pop Up Après. Talons Challenge was a success but Sunday did not sell out, and there will be a focus on elevating the after party next year. PopUp Après was a success and there will be one added in January next year, but not one during Birds of Prey since it's only a single weekend event next year.

Blues Brew and BBQ planning is well underway with the elevated Demo Stage presenters booked, new kids area on the hardscape along the mountain, and a full music lineup. Independence Day Celebration is all booked with a country theme. Oktoberfest music is all booked and planning is well underway. The music series, BC Unplugged & Colorado Showcase are all booked, and the team is looking to engage with the restaurants to offer more during these shows. Xterra has an appetite to come back, and BCRC would love to have them come back, but it needs to fit within the summer calendar and scheduling conversations are still happening. Xterra does have events within one week of their championships, which would be a time that Beaver Creek would welcome them for the summer of 2026.

Mr. Luker stated BCRC should invest in a portable stage for an enhanced look, with heat, for the music offerings in village. He congratulated Ms. Deherrera for booking all the music prior to March 1st.

9. Rules and Regulations. Ms. Jarvis presented an overview of the committee meeting that met on March 13. She reviewed the Eagle County Short Term Rental Licensing meeting with staff and Eagle County Commissioners. Three options had been presented to the commissioners and

due to the complexity of administering short term rental compliance with the timeshares, they directed county staff to do more research. BCRC staff presented data on all the Public Safety calls and responses to trash, noise, intrusion alarms and parking violations. Commissioner Tom Boyd was the most understanding in seeing how a licensing program that encompasses the resort community is not a one size fits all solution.

The Noise Regulation and the need for a patio music application was reviewed which staff will work to create.

The Construction Activities Rules and Regulations was reviewed with redlined edits that more clearly define the construction access and delivery vehicle access through the west Prater Gate in section 6.09 of the regulation. Upon motion made by Mr. Luker and seconded by Mr. Nolan, it was unanimously

RESOLVED to approve the amended section 6.09 (a) and (b) of the Construction Activities Rules & Regulations as presented.

Ms. Jarvis updated the Board on a DRB document update project in which community maintenance deficiencies are being reviewed for further policies and legal guidance. Staff will provide an update on the larger document update project to the board at an upcoming meeting.

10. Economic Development and Marketing. Mr. Huber reviewed the Strategic Initiatives updates with an overview of the FY25 projects that are underway. Wheel the World, the accessibility study, will be on site at the first week of April to start their site mapping of Beaver Creek. The BCRC assets have been loaded into the new VR maintenance work order system and will be ready to be rolled out to the Base Ops team once the system goes live in the next few weeks. The One Beaver Creek loading dock garage door is still in the engineering phase, which is prior to the cost-sharing phase.

Mr. Huber presented the Phase I of back lawn activations, which include deliberate sections and placement of creative, comfortable seating and gathering places on the lawn, which would cost \$36k of the FY25 \$200k budget. The remaining budget would be dedicated to Phase II, which is pending larger construction and waterproofing projects in FY26. The Phase I components of picnic tables, unique seating, and lawn games would be overseen by an attendant which most likely will be covered by the ice rink staff. Discussion about what could be done in front of the BC Chophouse and BC Club to activate that lawn ensued.

To support the grand opening of Creekside Park and finalize the project, The Creekside Park Committee and Finance Committee have approved three potential additions that were not included in the original scope or budget:

- Redeck all five bridges within the park: \$106,500
- Upgrading electrical services to the upper park: \$30,00
- Contribution 50% offer for Villas property line landscape improvements: \$11,500

Mr. Ramker asked if the BC Metro District had a utility/skiway easement cost sharing agreement in the bridge replacement but more research would be needed.

Additionally, the Events Committee and Finance Committee are supportive of \$80,000 of incremental operating expense for the 2025 Creekside Park event plan for four events this summer: Grand opening, mid-July, BCPOA Picnic in August, and mid-September.

Upon motion made by Mr. Luker and seconded by Mr. Dawsey, it was unanimously

RESOLVED to approve increase the Creekside Park capital budget by \$136,500 and operating expense budget by \$91,500 for additional projects and events this year, contingent on BC Metro District utility/skiway cost sharing.

Mr. Luker mentioned there should be flower boxes on each of the bridges to make everything very vibrant in the park.

Mr. Huber gave an overview of the Marketing Committee and about onboarding the new BCRC Marketing Manager, Carly Piper Geller. Her responsibilities include in-resort marketing, communication playbook, driving business and economic development initiatives, and establishing key partnerships with Vail Resorts and Open Space marketing teams. The Vail Resorts Marketing team presented updates on the second Alpine Table series event and culinary strategies. The Summer Marketing campaign is now live. The Eagle County Lodging Tax Marketing Committee awarded BCRC a \$100k grant for summer PR and Marketing campaigns. The BCRC PR influencer through GroundFloor Media produced an article in Forbes about Beano's Cabin.

11. House Bill 1247. Mr. Clancy and Mr. Romer gave an overview of the HB25 1247, sponsored by Rep Dylan Roberts. Mr. Clancy has testified at the Senate level in opposition and in support of amendments limiting the proposed rate down to 5%. The unincorporated county lodging tax of 2% proposed to be increased to 6% with more allowable uses is bad for the tourism industry. Mr. Romer stated there is accountability and transparency angles that can be used since this money should be used for tourism workforce and tourism housing. Even if this bill passes at the state level, it would still need to be voted on as an unincorporated county and Gypsum ballot measure. This increased tax would put Beaver Creek at a disadvantage to competitor results and could create rate compression for group business. Staff will circulate information to the community to help get opposing information out to the bill sponsors.

12. February Workshop Summary. Mr. Clancy gave an overview of the February Board Workshop. There was the presentation of the financial dashboard, which shows operating reserves through 2030 in order to avoid any common assessments or line of credits. Strategic Priorities were reviewed for alignment and further review of 2025 projects that support the strategic priorities. The workshops will be held twice a year in February and August. There is a commitment to create more transparent communication and community relations, create a framework for strategic initiatives for new ideas and projects, and improve processes for tracking and reporting organizational activities.

12. FY 2024 Audit. Paul Backes and Dimi Negrete with McMahan and Associates presented the FY2024 for the year ending September 30, 2024. This was the first audit for Mr. Osborn so they came onsite to assist. They went through all the internal controls and pulled the entire AP database and balance sheets. All the investments policies were reasonable. Overall, it was a very clean audit.

Mr. Luker had a question about the Mountain Rec PeopleSoft (VR General Ledger system) reconciliation process and if that calculation has been corrected moving forward. Mr. Osborn stated that Vail Resorts has corrected it moving it forward with the proper backup being provided. There needs to be a process going forward to monitor this.

13. New Business. Park Hyatt GMs last day is today, so feel free to reach out to say goodbye. Mr. Osborn thanked the auditors for all their help with his first audit. There is no April Board meeting. Mr. Luker mentioned there are new water district rates with drastically higher water rates for different types of customers and size of water valves.

12. Adjourn. With no further business to come before the Board and upon motion made by Mr. Trueblood and seconded by Mr. Metz, it was unanimously

RESOLVED to adjourn the BCRC Board of Directors Meeting held on
Thursday, March, 27, 2025, at 11:04 am.

Respectfully submitted,
Erin Jarvis
Beaver Creek Resort Company
Secretary

LIST OF EXHIBIT
BOARD OF DIRECTORS MEETING
BEAVER CREEK RESORT COMPANY OF COLORADO
March 27, 2025

1. Minutes of the Beaver Creek Resort Company Board Meeting, January 23, 2025
2. December 2024 Financial Results