

## Road Committee Meeting Minutes

**Association** San Juan Ranch Homeowners' Association, Inc.

**Date** January 10, 2006

**Location** Via Conference Call and in Person  
Full Circle HOA Management  
560 Mountain Village Blvd., Suite 102B  
Mountain Village, CO 81435

**Type** Special Committee Meeting

**Members Present** Susan Curtis (in person)  
Bob Phoebus (in person)  
Ellis Bynum (by telephone)  
John Merz (in person)  
Alex Mott (in person)  
Virginia Mott (in person)  
Ron Kurucz (by telephone)

**Others Present** Stephanie Warner (Full Circle)  
Diane Wolfson (Full Circle)

Meeting called to order at approximately 10:05 a.m. MST.

Roll call.

~~Proposed~~ 2006 Road Operations Budget discussed.

Review of December 2005 Backwoods Construction snow removal invoice.

Review of 2006 Proposed budget.

Motion by Alex Mott, second by Ron Kurucz to decrease \$5,000 snow fencing amount to \$2,500.  
*Motion passed unanimously.*

Ranch signs discussed. Ron Kurucz will pay for a matching Dancing Bear Ranch sign.

WestStar principal payment/interest loan discussed.

Summer Picnic and Winter holiday party discussed.

Gate locks discussed.

Motion by Susan Curtis, second by Ellis Bynum to approve the 2006 proposed budget with changes.  
*Motion passed unanimously.*

- 1) Allocating \$4,000 of the management fees to road operations
- 2) Change snow removal from \$60,000 to \$50,000
- 3) Change snow fencing from \$5,000 to \$2,500
- 4) Change interest expense from \$13,000 to \$7,075.04

Dancing Bear Ranch discussed.

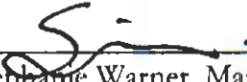
Ron Kurucz will research solar gate options with a vendor.

Alex Mott will discuss gate lock options with a locksmith.

Meeting adjourned at approximately 11:16 a.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE ROADS COMMITTEE AT ITS MEETING HELD 10/31, 2006.

Signed:

  
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Stephanie Warner, Manager