

Board of Director 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 Board of Director Meeting

Members Present Susan Curtis (in person)
Bob Phoebus (in person)
Ellis Bynum (by telephone)
John Merz (in person)

Directors Absent: Thomas Hoeller

Others Present Stephanie Warner (Full Circle)
Diane Wolfson (Full Circle)
Ron Kurucz (via telephone)
Virginia Mott (in person)
Alex Mott (in person)

Meeting called to order at approximately 11:16 a.m. MST.

Roll call.

Motion by Susan Curtis, second by Ellis Bynum to approve the minutes of the March 11, 2005 meeting. *Motion passed unanimously.*

Motion by Susan Curtis, second by Bob Phoebus to elect Thomas Hoeller and John Merz to the board of directors. *Motion passed unanimously.*

Motion by Susan Curtis, second by Ellis Bynum to elect John Merz to fill the vacant position of Vice President. *Motion passed unanimously.*

Motion by John Merz, second by Susan Curtis to renew the Full Circle HOA Management contract subject to change in declaration of section 5.4 to delete the \$1,000 limit on DRC application fees and replace it with a provision that allows the Board of Directors to establish a reasonable DRC application fee by resolution. *Motion passed unanimously.*

High Point Ranch discussed.

Motion by Susan Curtis, second by Ellis Bynum to lengthen all officers terms until the Fall meeting in 2006. *Motion passed unanimously.*

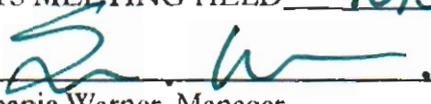
Ron Kurucz will research solar gate options with a vendor.

Alex Mott will discuss gate lock options with a locksmith.

Meeting adjourned at approximately 11:53 a.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF
DIRECTORS AT ITS MEETING HELD 10/31, 2006.

Signed:


Stephanie Warner, Manager