

MINUTES OF OWNER'S MEETING

Association: San Juan Ranch Homeowner's Association, Inc.

Date: Wednesday October 17, 2007

Location: Full Circle HOA Management, 560 Mountain Village Blvd., #102B, Mountain Village, CO 81435

Owners Present: Mark Rumbaugh, Paul Zabel, Eileen Johnson, Bob Phoebus, Bill Threfal (via Proxie), Virginia & Alex Mott, John Mertz, Susan & John Curtis, Ron Krucz (via Proxie), Dan Hassel (via Proxie),

Others Present: Diane Wolfson (Full Circle), Dan Witkowski (Full Circle), Julie Denny (Full Circle) and Hilary Popper (Full Circle)

Meeting called to order 4:07 p.m. MST

Roll Call. Proof of Notice. Determination of a quorum (yes, 45.953%).

Motion by Alex Mott, second by John Curtis, to approve the minutes of the November 28, 2006 owner's meeting. *Motion passed by unanimous vote.*

Discussion of the election of directors: Susan Curtis, John Merz, Virginia Motts, Bob Pheobus & William Threlfall.

Report of the design review board by John Merz and Virginia Mott.

Discussion of the two current design review board projects.

Report of the fence committee by Alex Mott.

Reminder to close and lock the gates during hunting season.

Water rights report by Susan Curtis and John Curtis.

Discussion of the 2008 proposed budget.

Motion by Virginia Mott, second by John Merz, to approve the proposed 2008 budget as presented. *Motion passed by unanimous vote.*

New business discussion by Virginia Mott.

Discussion of the roads and county responsibility.

Update on the automated gate at main entrance.

Discussion on range/herd management and the health of the forest.

Motion by Susan Curtis, second by John Merz for the board to investigate the options, challenges and concerns surrounding hunting on San Juan Ranch. *Motion passed by unanimous vote.*

Meeting adjourned at 5:30 p.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT ITS MEETING HELD OCTOBER 15, 2008.

Signed: /s/Michelle Aplin, Manager
July 23, 2009