Draft Minutes of Board Meeting

San Juan Ranch Owner’s Association

Date: December 3, 2009

Location: Threlfall House, San Juan Ranch

Directors Present: Bill Threlfall, John Merz, Buzz Johnson (appointed to board in first motion), Alex Mott, Ellis Bynum (by phone)

Meeting Called to order at 10:00 a.m. MST.

Determination of a quorum (yes 4 of 4 present).

Motion by Alex Mott, second by Bill Threlfall, to appoint Buzz Johnson to SJROA Board of Directors. *Motion passed by unanimous vote.*

Determination of quorum (yes 5 of 5 present).

Motion by Bill Threlfall, second by Alex Mott, to elect the following officers: to appoint Alex Mott as president, Bill Threlfall as Vice President, John Merz as Secretary/Treasurer. *Motion passed by unanimous vote.*

Motion by Bill Threlfall, second by Ellis Bynum, to appoint Bill Threlfall, Ellis Bynum, Virginia Mott and John Merz to the Design Review Board. *Motion passed by unanimous vote.*

Motion by Alex Mott, second by Bill Threlfall, to appoint John Merz and Alex Mott to the Perimeter and Fence Committee. *Motion passed by unanimous vote.*

Motion by Alex Mott, second by John Merz, to appoint San Juan Ranch Board plus Ron Kurucz of Dancing Bear Ranch to the Roads Board. *Motion passed by unanimous vote.*

Discussion of negotiations with High Point Ranch and winter plowing.

Motion by Bill Threlfall, seconded by John Merz, to continue negotiations with High Point Ranch to allow sheep grazing on High Point Ranch for 1 week in the spring and 1 week in the fall where SJROA can control the timing of the grazing. Pending changes to the Declarations, this would allow HPR to gain agricultural status and remove the need to plow HPR roads by SJROA. Bill Threlfall to contact Thomas Hoeller and John Merz to contact Dan Hassle to understand their concerns and questions on grazing prior to advancing discussion with HPR. *Motion passed with 4 votes. Ellis Bynum was no longer present to cast her vote.*

Discussion of 2009/2010 calendar.

Discussion of new blower and Williams Construction use of it and their other equipment.

Discussion of Stauder building project. DRB to contact the Stauders and request plan for completion of the project. DRB to request a response by January 15, 2010.

Discussion of Johnson DRB submission. DRB to issue a formal response within the next couple of days.

Ellis Bynum left the meeting at 10:32.

Meeting adjourned at 11:25 a.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD AUGUST 16, 2010.

Signed: /s/ Diane Wolfson