**Minutes of Board Meeting**

**San Juan Ranch Owner’s Association**

Date: August 16, 2010

Location: Mott house, San Juan Ranch, and via conference call

Directors Present: Ellis Bynum (joined at 10:57 a.m. by phone), Buzz Johnson, John Merz, Alex Mott, Bill Threlfall

Others Present: Diane Wolfson and Lisa Platt

Meeting called to order at 10:45 a.m. MST.

Roll Call. Determination of quorum (yes 4 out of 5 present to start, then 5 of 5).

Motion by John Merz, second by Alex Mott, to approve the minutes of the October 15, 2009, Board of Directors meeting. *Motion passed by unanimous vote.*

Motion by Alex Mott, second by Bill Threlfall, to approve the minutes of the December 3, 2009, Board of Directors meeting. *Motion passed by unanimous vote.*

Motion by Bill Threlfall, second by Alex Mott, to approve the minutes of the May 18, 2010, Board of Directors meeting. *Motion passed by unanimous vote.*

Motion by Alex Mott, second by John Merz, to approve the proposed 2011 Roads Operations Budget as approved by the Roads Committee. *Motion passed by unanimous vote.*

Motion by Alex Mott, second by John Merz, to invoice Dancing Bear Ranch 75% of its operating assessment so it is due on January 2, 2011, and 25% so it is due on March 1, 2011. *Motion passed by unanimous vote.*

Motion by Bill Threlfall, second by Buzz Johnson, to approve and send to owners for approval the proposed 2011 Budget with the following adjustments: Fencing 2010 estimated actual is $5,500, Fencing 2011 Budget is $9,000; and delete DRB application fees and costs (income and expense). *Motion passed by unanimous vote.*

Ellis Bynum joined the meeting at 10: 57 a.m. MT.

DRB update by Alex Mott. Menzies is complete. Stauder started today and will take eighteen months. Menzies were notified that the association is not responsible for damages to landscaping.

Fencing update by Alex Mott. $5,500 will be spent in 2010, which includes new gates

at original SJR gate, approximately 1,000 feet of lay down fencing, work to allow elk calves access on county road and general repairs to the West and Northwest sides of the ranch to keep sheep out.

Weed control update by Alex Mott.

Motion by Alex Mott, second by Bill Threlfall, that the DRB president will work with Full Circle to reduce administrative costs to $1,000 to comply with the declarations. *Motion passed by unanimous vote.*

Motion by John Merz, second by Ellis Bynum, to send out the proposed declaration amendment changing the $10,000 road damage bond to a $2,500 nonrefundable road impact fee. *Motion passed by unanimous vote.*

The meeting was adjourned at 11:35 a.m. MST.

THE FORGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD OCTOBER 15, 2010.

Signed: Diane Wolfson, manager