

**SAN JUAN RANCH OWNERS ASSOCIATION, INC.
MINUTES OF BOARD MEETING**

Association	San Juan Ranch Owners' Association, Inc.
Date	July 29, 2014
Location	Bill & Pip Threlfall's House and via conference call
Board Members Present	Bill Threlfall, John Merz, Susan Curtis
Others Present	Hilary Swenson (Full Circle), John Curtis

Meeting called to order at 10:15 a.m. MDT.

Roll call. Determination that a quorum is present.

Budget discussion led by Bill Threlfall; Ron Kurucz has already given his approval on the roads operating budget.

Discussion regarding dispute between the County & Williams. The county has demanded 6 loads of gravel from Williams to repair the road. The County has accused Williams of causing damage to the road in the early fall. Williams has offered 2 loads of gravel and no agreement has been reached. It is probably the reason why the roads have not been graded. SJR has offered to contribute \$2,000 (about 2 loads) to try to reconcile the dispute between Williams and the County. SJR needs the County to be in good graces with SJR and Williams to be able to acquire the snow plow permit each year. Bill Threlfall and John Merz will communicate with the County to help facilitate an agreement.

Motion by John Merz, second by Susan Curtis, to approve the 2015 Road Operating budget as presented to be distributed to owners for approval. *Motion passed by unanimous vote.*

Motion by Susan Curtis, second by John Merz, to approve the 2015 Operating budget to be presented to owners for approval with the following changes: keep the dues the same as 2014 and contribute the surplus to contingency. *Motion passed by unanimous vote.*

Bill Threlfall updated the board on the revised collection policy.

Weed Maintenance update by John Merz. Backcountry Vegetation is scheduled to be on the ranch August 7th and 8th. The schedule is dependent on the weather.

Road Maintenance update by Bill Threlfall & John Merz.

Water Rights Status update by Bill Threlfall. One owner (John Steel) inquired about water rights for the pond on their property. San Juan Ranch decided not to spend money to acquire contingency water rights in 2014. These are surface water rights and do not affect the wells.

Fence Status update by John Merz. Eckert takes care of the fences on one side and sends the bill to SJR. Lechleiter (Taming the West) takes care of the fences on the other side; they have been using the lay down fences. We do not receive budget estimates but the costs are usually within budget and reasonable. The cost to San Juan Ranch is determined by Eckert & Lechleiter. The fencing now includes a new section of fence that goes towards DBR. These fences seem to be working well and are keeping the sheep out.

New Business – The issue of removing deadfall along the roadway right of way may become an issue in the future. Bill Threlfall is going to look into who is responsible of maintaining the roadway right of way.

New Business – Discussion of reverting properties to agriculture status. The declaration prohibits agriculture use. All owners must agree to allow any owner to change the declaration. Bill Threlfall is going to research what regulations exist to acquire agriculture status.

Meeting adjourned without objection at 11:17 a.m. MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS BY CONSENT DATED October 20, 2014.

Signed: /s/ Hilary Swenson