

**SAN JUAN RANCH OWNERS ASSOCIATION  
MINUTES OF OWNERS MEETING**

Association            San Juan Ranch Owners' Association, Inc.

Date                    Tuesday, October 18, 2016

Location              Full Circle HOA Management  
560 Mountain Village Blvd., 102B  
Mountain Village, CO 81435  
and via conference call

Owners Present        Bill Threlfall, Russ Szelag, Gail McMullen, John Merz, Gail Phoebus,  
Robert Phoebus, Susan Curtis, Mark Rumbaugh, Teky Inglese,  
Ellis Bynum, Jeff Saffer

Present by Proxy      Bill Sims by proxy to Bill Threlfall, Dan Hassel by proxy to John Merz

Others Present        Hilary Swenson (Full Circle)

Meeting called to order at 10:02 a.m. MDT.

Roll call. Certification of proxies. Determination that a quorum of 57.580% is present. Proof of notice. No objections to notice.

Motion by Susan Curtis, second by John Merz to approve the minutes from the October 9, 2015 owners meeting. *All in favor, motion passed by unanimous vote.*

2016 financial review and review proposed 2017 budget, led by Bill Threlfall.

- Road Slump dropped a few inches last year, has not yet stabilized. The most affordable option was to add an open drain along the road. The project was completed for \$6,600 this year. The area will continue to be monitored for stabilization.
- Spruce Mountain: Ron Kurucz had received an offer for purchase of Spruce Mountain Ranch in the past year. During the negotiation process Spruce Mountain Ranch attempted to get out of the road maintenance assessment per Mutual Covenant. San Juan Ranch did agree to a \$500,000 buyout of the covenant to forego future assessments and access. The sale did not close. During the process Ron Kurucz proposed to San Juan Ranch to no longer pay for a portion of County Road expenses. Mediation between Spruce Mountain Ranch and San Juan Ranch occurred. The outcome was a settlement of the assessment for Spruce Mountain Ranch to be reduced from 37% to 35.5% of the San Juan Ranch roads budget.
- The 2016 operating expenses forecast is estimated to be under budget due to the weed control expense being moved to the roads budget. A new expense in 2016 was Fidelity Insurance, which is a state requirement. The 2017 operating budget is less than 2016 mostly due to no weed expense and no contingency funding.

- The 2017 road operating expenses are very close to 2016 figures. In 2016, Spring Maintenance will be under budget; Williams did not roll although it was requested.
- Discussion of Contingency Fund balance and future needs.

Motion by Gail McMullen, second by Susan Curtis, to approve the proposed 2017 operating and road budgets as presented. *All in favor, Motion passed by unanimous vote.*

Report on election of directors. The following directors were elected for a one-year term: Bill Threlfall, John Merz, Buzz Johnson, Susan Curtis and Russ Szelag.

New Business:

John Merz Update:

- o Fencing – In the interest of keeping cost down, there is an agreement with the south side rancher, Kim Lichliter, and North side rancher, Ernie Eckert. Repairs are performed “as-needed”. John Merz manages the fences and there has been very little intrusion.
- o Snow Removal – This past winters’ performance was below standard. Operating methods and operators at Williams changed and it took most of the winter to correct. John Merz has met with Ward Priestly to established a better procedure for this winter. Driveway plowing is still a contract between individual owners and Williams. John will distribute contact info via Hilary at Full Circle for new point person at Williams.

Meeting adjourned at 10:30 a.m. MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT THEIR MEETING HELD ON   OCTOBER 12  , 2017.

Signed: \_\_\_\_\_