

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

Association San Juan Ranch Owners' Association, Inc.

Date Thursday, August 31, 2017

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

Road Committee
Members Present Bill Threlfall, John Merz, Ron Kurucz, Russ Szelag,

Others Present Hilary Swenson (Full Circle)

Meeting called to order at 10:04 a.m. MDT.

Roll call. Determination that a quorum is present, 4 of 6 members are present.

Motion by Russ Szelag, second by Bill Threlfall to approve the April 13, 2017 road committee meeting minutes. *All in favor, motion passed by unanimous vote.*

Budget discussion led by Bill Threlfall.

- Review of 2016-2017 snow season operations and cost.
- Update on communications with Williams regarding the upcoming season, operator.
- Discussion on 2017-2018 forecast.
- Update on spring road maintenance billing. Waiting on detail on 2017 bill.
- Update on road slump. Engineering firm indicates the road slump is not fixable because of conditions in the area. Satellite images indicate there are about 12 slumps in this area. It's possible the slump is localized and is resulting from loading. Another firm indicates a retaining wall won't hold the slump. Recommendation to continue to re-gravel and re-grade every spring, and it may continue to creep down the hill. Work is in progress to clear culvert to take some water away from the road and mitigate the sheer plane.
- John Merz update on location of power line and how it aligns with the same trench as the road slump. Draining water uphill, clearing the culvert should help to relieve some pressure on the power line. Will continue to monitor.

Motion by Bill Threlfall, second by Ron Kurucz to accept of the road budget as discussed and to put before the homeowners with the following changes. *All in favor, motion passed by unanimous vote.*

1. Increase 2018 snow removal to \$100,000.
2. Delete \$50,000 road slump expense and assessment.

Discussion of snow removal options when the Williams contract expires after the 2018-2019 winter.
Discussion of the option to lease/buy equipment and hire an operator. The committee will continue to work toward final cost analysis of each option.

Meeting Adjourned 10:36 a.m. MDT without objection.

THE FOREGOING MINUTES WERE APPROVED BY THE ROADS COMMITTEE AT ITS MEETING HELD ON March 12, 2018.