

Road Committee Meeting Minutes

Association San Juan Ranch Homeowners' Association, Inc.

Date July 25, 2006

Location: Full Circle HOA Management
560 Mountain Village Blvd., Suite 102B
Mountain Village, CO 81435

Type Special Committee Meeting

Members Present: Susan Curtis (in person) Bob Phoebus (via telephone)
Ron Kurucz (by telephone) Mark Rumbaugh (via telephone)
John Merz (by telephone)

Others Present Stephanie Warner (Full Circle)
Dan Witkowski (Full Circle)
Diane Wolfson (Full Circle)

Meeting called to order at approximately 10:00 a.m. MST.

Snow fencing discussed.

Motion by Ron Kurucz, second by Susan Curtis, to retain Backwoods Construction for the 2006-2007 snow removal/maintenance season. *Motion passed unanimously. by majority of officers.*

Susan Curtis would like to have a meeting with Duane Reed of Backwoods Construction in the Fall, in advance of the upcoming snow season.

Road impact fee discussed.

Motion by Ron Kurucz, second by Bob Phoebus, to increase the road impact fee effective August 1, 2006 based on Full Circle HOA Management's recommendation. *Motion passed unanimously.*

Diane Wolfson will create a proposed declaration to be distributed to owners for a vote.

Full Circle will direct Duane Reed to identify areas that need snow fencing. Dan Witkowski will identify workers to do the job and will report back to the committee.

John Merz would like to help negotiate the snow removal contract for 2006-2007 season.

Meeting adjourned at approximately 11:00 a.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE ROADS COMMITTEE AT ITS MEETING HELD 10/31/06, 2006.

Signed: _____

Stephanie Warner
Stephanie Warner, Manager