

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

Association: San Juan Ranch Owners' Association, Inc.

Date: Thursday, October 4, 2018

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

Owners Present: Bill Threlfall, John Merz, Gail McMullen, Russ Szelag, Susan Curtis
Mark Rumbaugh, Philip Hoeller, Glen Andersen

Present by Proxy: Jack Tarver, John Rytlewski, Bill Sims, Dan Hassel,

Others Present: Hilary Swenson (Full Circle), Elyssa Krasic (Full Circle)

Meeting called to order at 10:00 am MDT.

Roll call. Certification of proxies. Determination that a quorum of 51.778% is present.

No objections to Notice

Motion by Gail McMullen, second by John Merz, to approve the minutes from the October 12, 2017 owners meeting. *All in favor, motion passed by unanimous vote.*

Report on election of directors. The following directors were elected for a one-year term via Owner Ballot. John Merz, Bill Threlfall, Bill Sims, Russ Szelag, Susan Curtis.

Ranch Activities

- lot 19 for sale
- owners preparing to build. Lot 11.
- Snow fence installation on county road between the gates. SJR to pay for fences, county to install on land of third party that has authorized the use of land. SJR to maintain the fence. Currently coordinating with the County for installation prior to this winter.
- gate code change today, October 4, 2018.
- Phoebus slump: slight movement this past year. Will continue to fill with gravel in the spring.
- Williams snow & spring maintenance contract expires next year. Snow Removal starts on November 15, 2018.

2018 Financial Review & 2019 Budget presented by Bill Threlfall

- Operating 2018 as predicted and forecast.
- Operating 2019, slight increase due to fencing budget increase.

- Roads 2018 – snow removal costs low, creating surplus in 2018, to be contributed to the contingency fund based on actual at year end. Spring maintenance expense under budget. Additional work being performed to compensate for heavy traffic. Snow fence expense in 2018.
- Roads 2019 – remains the same as 2018.
- Overall, 2018 assessments to remain similar in 2019.
- Operating Contingency to grow to \$81,000 at year-end 2018, after the 2018 year-end contribution of approximately \$20,000.

Motion by Russ Szelag, second by Susan Curtis, to approve the proposed 2019 Budget as presented. *All in favor, motion passes unanimously.*

Discussion of short-term rentals per the association's rules and standards.

Meeting adjourned with no objection at 10:28 am MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT THEIR MEETING HELD ON September 25, 2019.