

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

Association: San Juan Ranch Owners Association, Inc.

Date: Wednesday, September 25, 2019 immediately following the Annual Owners Meeting

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

Board Members Present: Bill Threlfall, John Merz, Susan Curtis, Russ Szelag

Others Present: Hilary Swenson

Meeting called to order at 10:32 am MDT.

Roll call. Determination that a quorum is present; 4 of 5 directors are present.

No objection to notice.

Motion by Bill Threlfall, second by Susan Curtis, to approve the board meeting minutes from October 4, 2018. *All in favor, Motion passes unanimously.*

Motion by Bill Threlfall, second by John Merz, to renew the Management Agreement with Full Circle HOA for a 1-year term including a 3% increase in rates. *All in favor, Motion passes unanimously.*

Motion by Bill Threlfall, second by John Merz, to retain the same officer positions and to elect the following officers: *All in favor, Motion passes unanimously.*

President – Bill Threlfall
Vice President – John Merz
Secretary – Susan Curtis
Treasurer – Russ Szelag
Member – Bill Sims

Motion by Bill Threlfall, second by Susan Curtis, to appoint all board members to the Design Review Board. *All in favor, Motion passes unanimously.*

Motion by Bill Threlfall, second by John Merz, to appoint all board members and Ron Kurucz to the Road Committee. *All in favor, Motion passes unanimously.*

Gate Code

Ron Kurucz has requested to keep the gate code the same until the end of the second week in October due to construction activity in Spruce Mountain Ranch. The gate code will be changed at the end of the second week of October 2019. All owners and Ron Kurucz will be notified by Full Circle via e-mail.

Via earlier conversation with Bill Threlfall, Lisa Ungar has made some requests of the Board of Directors.

- For the HOA to hold an owner gathering in the summer when owners are here, possibly July 4th. The Board feels that social events are not the prevue the HOA and can be held at any time by owners.
- Suggestion by Lisa Ungar for the HOA to buy snow removal equipment. The Board has considered this option and found it be cost prohibitive.
- Suggestion by Lisa Ungar to install a trailer for snow removal contractors to stay overnight if needed. The Board of Directors is not in favor of this and has not been requested by the contractor.
- Request by Lisa Ungar for the Board to discuss how to entice young families to purchase and live on the Ranch. This request is outside the scope of the HOA and Board of Directors.

John Merz update on pending gate and fence repairs.

Ron Kurucz has installed snow fencing 10 feet from the road, which will cause snow drifts on the road. They should be further from the road. Bill Threlfall will meet with Ron Kurucz next week and will request that he remove the snow fences that are too close to the road and other fences installed on lot 19 without permission.

Discussion of evasive weed control on Spruce Mountain Ranch. Bill Threlfall will include it in the meeting.

John Merx update on Mike Rummel's contract and commitment. He has purchased equipment that is capable to accomplish the needs of the Ranch, all San Juan Ranch roads get cleared prior to Spruce Mountain Ranch roads.

Question from Russ Szelag on the equipment. Rummel's snow blower is acquired and is a RPM tech 220. Williams was a tech 227, this one is one model size smaller but is ample. Rummel's blower is almost new, used with very low hours.

Questions from Russ Szelag on driveway clearing. Owners can contact Mike Rummel to perform driveway snow removal.

Full Circle will email all owners Mike Rummel's contact information with the gate code.

The spring maintenance water expense of \$2,000 will be added to the 2019 estimated actual in the 2020 budget.

John Merz led discussion on road conditions and future resurfacing. The roads were last resurfaced 10 years ago for about \$90,000. The 2020 contingency fund balance is \$86,000. The roads are currently in good condition but are being impacted by traffic and construction activity.

John Merz update re DRB: The Saffer property build is coming to completion.

Motion by John Merz, second by Susan Curtis, to adjourn the meeting. *Motion passed by unanimous vote.*

Meeting adjourned at 11:03 am MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT THEIR MEETING HELD ON September 29, 2020.