

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

Association: San Juan Ranch Owners' Association, Inc.

Date: Wednesday, September 25, 2019 at 10:00 am MDT

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

Owners Present: Bill Threlfall, John Merz, Russ Szelag, Gail McMullen, Susan Curtis, John Rytlewski, Teky Inglese, Gail Phoebus, Bob Phoebus

Present by Proxy: Jack Tarver, Stephanie Stal, Lisa Ungar, Bill Sims, Patti Parsons, Rick Hamilton, Nancy Hamilton, Eldred Family Partnership, Ellis Bynum

Others Present: Mark Rumbaugh (proxy for Eldred), Philip Hoeller (proxy for Lisa Ungar), Hilary Swenson

Meeting called to order at 10:04 am MDT.

Roll call. Certification of proxies. Determination that a quorum of 72.675% is present.

No objections to Notice.

Motion by John Merz, second by Russ Szelag, to approve the minutes from the October 4, 2018 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. Bill Threlfall, John Merz, Russ Szelag, Susan Curtis, Bill Sims.

Ranch Activities presented by Bill Threlfall

- A written report prepared by Bill Threlfall was distributed with the meeting materials.
- 2018/2019 winter snowfall was heavy and snow removal operations with Williams were difficult. Williams contract was cancelled, and the new vendor is Mike Rummel with Switchback Construction. Mike Rummel has experience plowing the Ranch and has purchased the required equipment.

Proposed 2020 Budget presented by Bill Threlfall

Operating

- 2019 operating estimated actual is very close to budget
- Fence repair billing is not received annually, and the timing is inconsistent. Funds have been carried over for 2018 to cover a bill if it comes in in 2019. The budgeted funds are adequate to cover estimated cost.
- 2020 operating budget is similar, but slightly less than 2019. There is a reduction in fence repair and insurance.
- Full Circle HOA Management Fees increase 3%, recommend agreeing to proposed increase.

Motion by Susan Curtis, second by John Merz, to approve the proposed 2020 Operating Budget as presented. *All in favor, motion passes unanimously.*

## Roads

- There were difficulties with Williams snow removal services this past winter.
- The market of contractors is limited. Williams and Switchback are the only ones with the required equipment to serve the Ranch.
- As a result of William's inefficiencies, the Board of Directors negotiated a \$30,000 reduction in charges which included funds for repairs to the front entrance gate and fences.
- The refund to San Juan Ranch owners in 2020 is the result of over assessment after negotiating the 30% reduction to William's charges.
- Legal in 2019 is up due to 2 issues: contract ending with Williams and starting with Switchback and RML agreement for use of water for spring maintenance.
- 2019 required a special assessment to cover snow removal costs.
- 2019 surplus will be 2/3 refunded to owners in 2020 by reducing assessments, and 1/3 contributed the contingency fund.
- 2020 roads budget up \$12,000: \$10,000 for snow removal, \$1,000 for snow fence maintenance, and \$1,000 for legal.
- 2020 Spring Maintenance reduced to \$16,000 but stays the same when considering \$2,000 additional expenses for water use.

Discussion of evasive weed control timing. Rushing did postponed spraying but did service the HOA common areas. The BOD will ask the owners to perform weed control on lots as required by law. Some of the lots need attention.

Motion by Russ Szelag , second by John Merz, to approve the proposed 2020 Road Budget as presented. All in favor, motion passes unanimously.

Via earlier conversation with Bill Threlfall, Lisa Ungar has made some requests of the Board of Directors which will be discussed in the Board Meeting. Of which, Lisa Ungar requests for Directors to send background/introduction to the membership so owners know more about who the Directors are. Lisa Ungar recommended the HOA host a gathering for owners to get to know each other better.

Meeting adjourned with no objection at 10:32 am MDT.

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