

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

Association: San Juan Ranch Owners' Association, Inc.  
Date: Tuesday, September 29, 2020, at 10:00 am MDT  
Location: Teleconference

Owners Present: Bill Threlfall, John Merz, Charles (Russ) Szelag, Mary Voth, Susan Curtis, Glen Anderson, John Rytlewski, Gail Phoebus, John Merz, Rick Hamilton, Mark Rumbaugh on behalf of Eldred Colorado Family

Present by Proxy: Jack Tarver (proxy to Bill Threlfall), Ellis Bynum (proxy to John Merz), Rita Menzies (proxy to Susan Curtis), Lisa Ungar (proxy to Phillip Hoeller), Bill Sims (proxy to John Merz), Tom Parsons (proxy to John Merz), Eldred Colorado Family (proxy to Mark Rumbaugh)

Others Present: Phillip Hoeller on behalf of Lisa Ungar, Mark Rumbaugh on behalf of Eldred Colorado Family, Hilary Swenson, Elyssa Krasic

Meeting called to order at 10:04 am MDT.

Roll call. Certification of proxies. Determination that a quorum of 75.54% is present.

No objections to Notice.

Motion by Bill Threlfall, second by Gail Phoebus, to approve the minutes from the September 25, 2019 Owner 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. Susan Curtis, Rick Hamilton, Gail Phoebus, John Rytlewski, Russ Szelag.

Ranch Activities presented by Bill Threlfall

- San Miguel Power Association has submitted a request to hook into the electrical box and take it to lot outside the Association. Questions have been sent back to SMPA and a meeting is being arranged.
- Reports improvement in snow removal activities in 2019-2020. 4 years remaining in contract.

Proposed 2021 Budget presented by Bill Threlfall

Operating

- 2020 budget was \$154,000. The actual year to date is \$146,000. There is \$16,000 surplus in the operating.
- 2021 proposed budget is very close to last year.
- Budget forecast is similar to 2020 and is up marginally from last year due to increase in fence repair.
- Fence performance presented by John Merz.
- Discussion of neighbor ranch, Good Shepard Ranch re-organization. Mary Voth will send their contact information to Full Circle HOA Management for distribution.

Motion by Bill Threlfall, second by Gail Phoebus, to approve the proposed 2021 Operating Budget as presented. *All in favor, motion passes unanimously.*

Roads

- The 2020 operating surplus (\$16,000) will be split between road operation fund and operating fund.

- Spring maintenance expense reviewed. With Ron Kurucz's agreement the budget for repair and maintenance was increased. No corrugation or road base exposure has been reported so repairs were successful.
- No gate maintenance this year.
- Discussion of snow fencing.
- Discussion of weed mitigation.
- Traffic count on Dave Wood Road noted. Discussion of County road safety and cost share.
- Ownership thanks Bill Threlfall, John Merz and Bill Sims for a decade of service.

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

Meeting adjourned with no objection at 10:48 am MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT THEIR MEETING HELD ON October 19, 2021.