

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

Association San Juan Ranch Owners Association, Inc.
Date: Thursday, October 29, 2020 at 10:00 am MDT
Location: via Teleconference

Board Members Present: Russ Szelag, Rick Hamilton, Susan Curtis, Gail Phoebus, John Rytlewski,
Others Present: Hilary Swenson,

Meeting called to order at 10:04 a.m., MDT.
Roll call. Determination that a quorum is present; 5 of 5 directors are present.
The meeting was Noticed correctly and there are no objections to Notice.

Motion by Gail Phoebus, second by Rick Hamilton, to approve the September 29, 2020 Board Meeting Minutes. *All in favor, Motion passes unanimously.*

Welcome to all new Board members.

Motion by Gail Phoebus, second by Susan Curtis to appoint John Merz to the Road Committee as a non-voting consulting member. *All in favor, Motion passes unanimously.*

Update on San Miguel Power Association Request for Easement

The Association received a request from SMPA for access to the transformer located on San Juan Ranch property. Discussion of power line easement, and proposed RV park development on neighboring property. The development is located in San Miguel and Montrose Counties. There are numerous risks and downsides associated with requested connection to power and proposed development.

Unanimous vote put forth by Russ Szelag against allowing the proposed RV park development to connect to the San Juan Ranch transformer. *All in favor, Motion passes unanimously.*

Rick Hamilton volunteers to investigate the status of the development request with the Counties and share his findings with the Board.

Russ Szelag will write a letter to SMPA that the Board of Directors has made a resolution not allowing the connection.

Winter Snow Season Preparations

John Merz & Bill Threlfall repaired roadside snow fencing last week. There are some repairs in progress.

The gates will be locked open when snow removal begins on November 15th.

The gate codes have been changed.

In the Spring the main gate should be serviced and a contractor will be lined up for that service.

Full Circle (Hilary) will send the annual reminder to all owners regarding driveway snow removal correlation with roads.

Russ Szelag will communicate snowplow needs with Mike Rummel of Switchback Construction.

Prohibited Commercial Activities

Susan Curtis presented the concept of homes being used for short term rentals or being owned as fractional or timeshare properties. The Declaration section 6.1 prohibits commercial use and determines that the use and occupancy of a lot or dwelling, shall be limited to residential use by owners.

Russ Szelag will draft a notice to owners that short term rentals are not allowed in San Juan Ranch, citing language from the Declaration, for distribution by Full Circle.

Discussion of timeshare/fractional type of ownership and use. Discussion of the definition for short-term rental.

The next Board Meeting will be scheduled for June or July 2021 or as needed if something comes up sooner.

Old Business, New Business

None

Motion by Russ Szelag, second by Susan Curtis, to adjourn the meeting. There are no objections, *motion passes*.

Meeting adjourned at 11:08 a.m., MDT.

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