

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

Association San Juan Ranch Owners' Association, Inc.

Date Thursday, August 30, 2018 immediately following the road committee 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, Russ Szelag, Bill Sims

Others Present Hilary Swenson (Full Circle)

Meeting called to order at 10:16 am MDT.

Roll call. Determination that a quorum is present; 4 of 4 directors are present. One seat is vacant.

Motion by John Merz, second by Russ Szelag, to approve the board meeting minutes from October 12, 2017. *All in favor. Motion passes unanimously*

2018 Budget discussion led by Bill Threlfall

- 2018 operating budget actual expected to be within a few hundred dollars of budget.
- Expecting fence bills this year to bring billing current.
- 2019 budget slightly higher, due to slightly higher fence repair budget.

Motion by John Merz, second by Russ Szelag, for the board to accept the proposed 2019 operating budget, to be presented to the homeowners. *All in favor. Motion passes unanimously.*

Discussion of Kestrel Gate key pad repair damaged by lightening. Russ Szelag performed repair.

Discussion of traffic and condition of roads.

Discussion of Saffer house construction timeline.

Operating Contingency CD

Total fund balance \$60,231 + \$22k 2018 estimated contribution. Direction to keep funds in the operating contingency account until snow fencing is complete. May open new CD once complete.

Board of Directors Nominees

Russ Szelag, John Merz, Bill Sims and Bill Threlfall will continue to serve. Susan Curtis has volunteered to serve. Direction for Full Circle to e-mail owners to call for additional nominees.

The gate codes will change at the end of September. Full Circle will notify owners.

Discussion of possible short-term rentals within the HOA.

Direction to put on owner's meeting agenda: discussion of possible change to Declaration to prohibit short term renting.

Motion by John Merz, Second by Bill Threlfall, to adjourn the meeting at 10:51 am MDT. *All in favor, motion passes unanimously.*

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT THEIR MEETING HELD ON October 4, 2018.