



**GRANBY RANCH CONSERVANCY, INC.  
BUDGET/BOARD OF DIRECTOR'S MEETING CONTINUATION MINUTES  
THURSDAY, NOVEMBER 16, 2017 AT 11:00 A.M.  
RANCH HALL**

Board Members Present in person or by call in: Marise Cipriani, Larry Curran, Dustin Lombard, and Lance Badger.

Board Members Not Present: John Pierson.

Representing Allegiant Management: Hailey Vigil and Mariola Krzeminska.

Also in Attendance: Jim Wear, Colleen Hannon, Melissa Cipriani, and Mau Thompson

Owners in Attendance: Tom Chaffin (F6L42), Janice Burley (F5L15), Laura Manning (F8L05), Ainslie Dougherty (AMC204), Nick Raible (F10L03), Mike Loomis (F10L06), Art Potts (F10L47), John Digirolamo (F10L11 and F1L20), Kim Konkel and Greg Zerban (F8L26), Jim Goodwin (AMB107), Natascha O'Flaherty (F2L15), Eric Arnold (F1BL08), Steve Conrad (F1BL05), Bruce Johnson (AMC101), Amber Kantor (KH7304), and Jeff Spadea (F5L13).

The meeting was properly noticed and a quorum was noted as being present with 4 of 5 Board Members in attendance.

The meeting was called to order at 11:00 a.m.

**Review 2018 Proposed Budget:**

Jim Wear explained to the owners in attendance that this meeting is taking place to approve the 2018 budget which was tabled at the October 31, 2017.

Marise Cipriani explained that at the previous meeting, all items of the 2018 budget were reviewed, except for the transportation and the road operations and maintenance. The decision of the Headwaters Metropolitan District was to assign the administration of the road operations and maintenance of Granby Ranch to the Granby Ranch Conservancy Association.

At the October 31, 2017 meeting, a transportation and road committee was established in order to research the needs of the community in regards to the road operations and maintenance and transportation services. Nick Raible explained that a survey was emailed to all owners at Granby Ranch which asked how the owners prefer to pay for the road operations and maintenance as well as how beneficial the transportation is to the owners. The road committee reviewed the feedback received from the owners. Nick explained to the Board that the results showed that the bus transportation, while some owners utilized it often, is not used by most owners and therefore the committee recommend removing the transportation from the 2018 budget. Nick reviewed with the Board and noted that the owners' main concerns seem to be the cost to the Association and how it would affect the dues in 2018. Nick explained that the overall amount needed for road maintenance and operations is approximately \$200,000.00, this number is based on the cost of road operations and maintenance in the past. In order to cover specifically this cost, owners' dues will increase by \$160.00 per year to be paid with the quarterly dues.

The Board discussed and decided to remove the transportation and add the road operations and maintenance to the 2018 budget.

**Lance Badger made a motion to approve the 2018 Budget with the changes discussed to remove the transportation expense and add road operations and maintenance. Dustin Lombard seconded, and the motion passed unanimously.**

Discussion:

Marise opened the floor for questions from the owners. Tom Chaffin asked if the snow plow contract is per plow or a flat rate. Lance Badger answered that the current contract is per plow. Tom noted that he believes the contractor plows too much, even when there is little snowfall. Lance explained that because of the terrain of Granby Ranch, the snowfall may be little, but on certain roads, wind blows snow onto the roads making them necessary to plow. He will discuss this concern with the rest of the road committee to determine a solution.

John Digirolamo noted that he is currently seated on the SilverCreek Master Association, and in their discussions, it seemed that transportation would have been beneficial to keep. Marise explained that the cost of the transportation is more than the benefit as most owners who responded to the survey do not utilize the bus.

Natascha O'Flaherty asked if the meetings could be moved to take place on a Friday or Saturday to better accommodate owners who would like to attend future meetings. The Board will consider this when discussing the dates for future meetings. Nick Raible asked that the Board discuss whether the mandatory lift tickets for owners are necessary. The Board will add this to a future agenda.

With no further business, the meeting was adjourned at 11:48 a.m.