



**GRANBY RANCH CONSERVANCY, INC.  
BOARD OF DIRECTOR'S MEETING MINUTES  
FRIDAY, JUNE 10, 2016 AT 10:00 A.M.  
RANCH HALL**

Board Members Present in person or by call in: Marise Cipriani, Larry Curran, Lance Badger, John Pierson, and Julie Krueger.

Representing Allegiant Management: Tim Hartmann, Hailey Vigil, and Mariola Krzeminska.

Also in Attendance: Jim Wear and Marylane Packer.

Owners in Attendance: Tom Jeffrey, Jeff Link, John Altomari, and Melvyn and Maria Howard.

The meeting was properly noticed and a quorum was noted as being present.

The meeting was called to order at 10:02 a.m.

Approval of Minutes:

The Board discussed the minutes from October 30, 2015 and January 5, 2016.

**Lance Badger motioned to approve the October 30, 2015 and the January 5, 2016 minutes. John Pierson seconded and the motion passed unanimously.**

Election of Officers

Jim Wear explained to the Board and the homeowners present that every year new officers should be elected to the Board. He also suggested that a new assistant secretary from Allegiant Management should be elected to replace Marylane Packer. Tim Hartmann was nominated.

**Julie Krueger moved to appoint Tim Hartmann as Assistant Secretary. John Pierson seconded the motion and the motion passed unanimously.**

Marise Cipriani asked the Board if they would like any changes to the Board. No other changes were made.

**The positions of the Board were approved as follows:**

**Marise Cipriani – President**

**Lance Badger – Vice President**

**Julie Krueger – Secretary/Treasurer**

**John Pierson – Board Member**

**Larry Curran – Board Member**

**Tim Hartmann – Assistant Secretary**

Finances:

**Review April 2016 Financials:**

Tim Hartmann discussed the April Financials with the Board. Marise Cipriani had an owner ask her how Streetscaping differs from what the Metro District does for Granby Ranch. Marylane Packer and Lance Badger explained that while the Metro District does their part of maintaining

the roads, Streetscaping really goes into beautifying the entire community by doing the landscaping, street sweeping, lighting, and staining in the common areas.

**Approve and Ratification of Payables October 1, 2015 - April 30, 2016:**

Tim Hartmann discussed the payables with the Board.

**Lance Badger motioned to ratify the payables October 1, 2015 - April 30, 2016. Julie Krueger seconded and the motion passed unanimously.**

**Review Accounts Receivable:**

Tim Hartmann reviewed the accounts receivable with the Board.

**Review the Check Register:**

Tim Hartmann reviewed the check register with the Board.

Discussion:

**Consent Agenda – Community Fees Review:**

Tim Hartmann and Hailey Vigil presented the community fee exemptions previously approved by Julie Krueger to the Board. The Board discussed.

**John Pierson moved to approve the community fee exemptions presented, Lance Badger seconded, and the motion passed unanimously.**

**DRB Update/ Property Inspection**

Tim Hartmann explained to the Board and homeowners present that he and Hailey Vigil are working diligently to remedy non-compliance issues found on the bi-weekly property inspections. Marise Cipriani and Julie Krueger pointed out their concerns regarding the construction at Mountainside and Silverstar. Tim Hartmann explained that he has sent a letter requesting the site be cleaned up, he will follow up with that management company and update the Board on the progress.

**River Enhancements:**

Marise Cipriani explained that the river enhancements have been postponed.

**Development Update:**

Lance Badger updated the Board and homeowners present on plans for the development this summer. Lance Badger explained that there is a meeting with the Metro District to discuss refinancing in order to fix the roads, as many need upgrading, as well as continuous maintenance of the roads. Lance Badger encourages homeowners to attend this meeting on July 15<sup>th</sup>.

**Review Owner Concerns from February 3, 2016 Meeting:**

Melvyn Howard had some concerns regarding the pool and ski lessons which will be addressed. Tim Hartmann stated to the Board concerns from a homeowner at the February 3, 2016 owners meeting:

Has there been an appraisal done for the Ranch Hall? Marise Cipriani explained that yes, there was one done upon purchasing the Ranch Hall and the Ranch Hall was purchased by the owners for cost.

What benefit are the ski passes for those who pay the fees but do not ski? The Board explained that the discounted ski passes is a community enhancement and even though it is not utilized by all owners, it does benefit those who choose to use it.

How much are the homeowners paying for the recycling bins, and how many homeowners are

actually using them? Marylane Packer explained that the homeowners contribute 30% of the cost of the recycling bins. The Board explained that there is no way to know how many homeowners use the recycling bins, but there has only been positive feedback from owners regarding the recycling bins.

John Pierson asked what the regulation standards are for outside lighting. Marise Cipriani explained that for the buildings under Granby Ranch control, the regulations put in place to prevent light pollution are strictly followed. As for the other buildings not under Granby Ranch, Tim Hartmann will work to address the lighting issues through the Master HOA of SilverCreek.

**Chairlift/ Bike Charge for summer:**

Marise Cipriani explained to the Board and homeowners present that beginning this summer, Granby Ranch will be charging owners \$5.00 to use the chairlift.

**Legal:**

There are no legal concerns.

**Bank Account Signatures:**

The Board discussed the option of appointing someone from Allegiant Management to sign checks on behalf of the Association after approval of the payables from the Board. The Board discussed.

**Lance Badger moved to allow Allegiant Management to appoint bank account signers for the Association. John Pierson seconded, and the motion passed unanimously.**

Other Business:

No further business was discussed.

Executive Session:

No executive session was needed.

With there being no other business the meeting adjourned at 11:13 a.m.

The next meeting is scheduled for October 28, 2016 at 10:00 a.m.