



**GRANBY RANCH CONSERVANCY, INC.
BOARD OF DIRECTOR'S MEETING MINUTES
FRIDAY, OCTOBER 30, 2015 AT 2:00 P.M.
RANCH HALL**

Board Members Present in person: Marise Cipriani, Lance Badger, John Pierson and Julie Krueger
Board Members not in attendance: Larry Curran

Representing Allegiant Management: Tim Hartmann, Debbie Briggs and Mariola Krzeminska

Owners in Attendance- Jeff Lake, John and Joyce Volt, and Mike Loomis
Also in attendance-Jim Wear, Marylane Packer and Rusty Thompson

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

The meeting was called to order at 2:03 p.m.

Approval of Minutes

Lance Badger motioned to approve the minutes from February 18, 2015, May 22, 2015 and June 12, 2015. Julie Krueger seconded and the motion passed unanimously.

Consent Agenda-Community Fee Review

Jim Wear stated that the community fees are reviewed by Julie Krueger prior to the Board of Directors meeting, and any concerns she has are sent to Jim Wear for direction. The Board of Directors was provided a list of nine community fee exemption requests with recommendations. **Julie Krueger motioned to approve the community fee exemptions, Lance Badger seconded and the motion passed unanimously.**

Financials

Ratification and Approval of October 5, 2015 Board Action

Tim Hartmann reviewed the October 5, 2015 Board Action. This action regarded the amendment to move funds from the river enhancement into the trails construction in the sum of \$22,000. **Lance Badger motioned to approve the October 5, 2015 Board action, Julie Krueger seconded and the motion passed unanimously.**

Approval and Ratification of Payables

Tim Hartmann reviewed the October 1, 2014 to June 30, 2015 payables from Pinnacle, and also discussed the July 1, 2015 to September 30, 2015 payables from Allegiant Management. Marise Cipriani noted that she reviews the payables prior to checks being issued, and then those payables are ratified at the next meeting. **Julie Krueger motioned to approve the payables of October 1, 2014 to September 30, 2015, Lance Badger seconded and the motion passed unanimously.**

Review Accounts Receivable Report through September 30, 2015

Tim Hartmann reviewed the receivables report through September 30, 2015. Marise Cipriani requested an aging report for past due balances only in the future. Tim Hartmann reviewed the

past due accounts. Allegiant Management has contacted those who are past due.

Review Financial Statement through September 30, 2015

Tim reviewed the financial statement through September 30, 2015. Marise added that she would prefer to see the income statements combined on one document and not separate as presented. Tim reviewed the current status of the lots in the Conservancy which Mariola Krzeminska and Marylane Packer have reviewed and reconciled.

Review Past Due accounts

The past due accounts were discussed.

2016 Budget Review and Approval

Tim Hartmann reviewed the 2016 budgets provided by Marylane Packer. Tim noted that 60 units will be added to the conservancy with the addition of Aspen Meadows building H (18 units) and Sageland (42 units). Tim stated that there is a proposed 1% increase in the dues for 2016.

Lance Badger motioned to approve the 2016 budget as presented, Julie Krueger seconded and the motion passed unanimously.

Discussion

Statement Fees

The Board agreed to the proposed statement fee allocation of Granby Ranch Conservancy \$50, Granby Ranch Residential \$50 and Allegiant Management \$50.

2014 Tax Return

Tim Hartmann stated that the 2014 tax return was completed.

Community Fees Review

There are three ownership changes which need to have owner clarification before they can be completed.

Property Inspection

Allegiant Management agreed to complete owner compliance property inspections for November and December of 2015 for \$900 per Board request. Allegiant will continue completing the owner compliance property inspections in 2016.

Website

Tim Hartmann stated that the website requires several updates according to the current website administrator. The website administrator provided a bid for upgrade of the website for \$300.00. Marise stated that owners do need to be notified of all meetings and other information regarding the Conservancy. Julie and Tim will discuss direction.

Whitehouse Discussion F5L23

Tim Hartmann stated that Pinnacle had made a mistake on the closing documents of F5L23, and are requesting that \$324.24 be written off of the documents. The Board agreed that this will be written off and the issue is resolved.

Development Update

Marise stated that summer projects were completed as scheduled. The number of summer bikers increased, however, the grill was not able to open this summer but will be open this winter. There were 47 weddings and 82 events this summer. Marise stated they are also analyzing the design and construction of the golf clubhouse, and meeting with the architect.

Marise stated that the cost to build the golf clubhouse is an expense of the developer and will then be purchased by the Owners and paid through the collection of the community fees and assessments. There have been additions to the neighborhood biking/hiking trail system and more will follow in the future. Member opening day at Ski Granby Ranch is Wednesday December 16, opening day for the public is December 17. Marise also added that the water from the reservoir will be used to make snow this season.

Review Annual Meeting Agenda and Packet

Tim Hartmann provided the proposed Annual Meeting Packet. Jim added that proxies can only be given to another owner, and would like to see a developer update included on the agenda.

Other Business

None

With there being no other business the meeting adjourned at 3:31 p.m.

The Annual Meeting is scheduled for December 18, 2015 at 2 pm in Ranch Hall