



**GRANBY RANCH CONSERVANCY, INC.
BOARD OF DIRECTOR'S MEETING MINUTES
FRIDAY, OCTOBER 26, 2018 AT 2:00 P.M.
RANCH HALL**

Board Members Present: Marise Cipriani, Dustin Lombard, and Lance Badger.

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

Also in Attendance: Jim Wear, Greg Finch, Laura Manning, Melissa Cipriani, Colleen Hannon, and Mau Thompson.

Owners in Attendance: Pamela Antell (F1L04), Amy Combs (AMC302), Chris Lewis (F6L23), Greg Miller (KH5201), Forrest Stuart (KH8101), Tom and Polly Holt (AMH202), Nick and Cathy Raible (F10L03), Rick Carlson (F2BL36), Mel and Maria Howard (AMD203), Mark Hale (KH7101), Michael and Stacy Dedin (F2BL61), and Jeff Sanchez (F8L13, 14, 15).

The meeting was properly noticed and a quorum was noted as being present with 3 of 3 Board Members in attendance.

The meeting was called to order at 2:04 p.m.

Approval of Minutes:

Lance Badger motioned to approve the December 23, 2017 minutes. Dustin Lombard seconded and the motion passed unanimously.

Discussion:

Consent Agenda – Community Fees Review:

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

Lance Badger moved to approve the community fee exemptions presented. Dustin Lombard seconded, and the motion passed unanimously.

DRB Update/ Property Inspection

Lance Badger stated that the Design Review Board has reviewed and approved 6 applications for new homes in 2018. To date, 27 applications for modifications have been reviewed. Lance also informed the owners present that due to 2 recent resignations on the Design Review Committee, an architect has been added to the committee and there is still a seat open to a homeowner if there is anyone interested. Lance then noted that the Committee is planning to work with Scott Munn Architects to update the Design Review guidelines.

Tim Hartmann stated that Allegiant Management completes inspections of Granby Ranch twice a month. If any owner notices any concerns, which they would like addressed to please contact Management so they may follow up.

Development Update:

Marise welcomed Greg Finch, the new COO for Granby Ranch Amenities. Melissa Cipriani stated that the ski season starts on December 14, 2018 and will close on March 31, 2019. Marise noted that the Kicking Horse lift will not be open until there is enough natural snowfall. Melissa also noted that night skiing will be available a few weekends throughout the season, dates will be posted on the Granby Ranch website.

Marise also addressed the sale of Granby Ranch explaining to the owners present that there are currently talks with an interested buyer, an announcement will be made when/if the property is sold.

Annual Meeting Agenda Review:

The Board reviewed the Annual Meeting Agenda.

Lyon Homes Open Space Parcels Dedication:

Lance Badger informed the Board and owners present that Lyon Homes has offered to donate some open space to the Granby Ranch Conservancy.

Lance Badger moved to ratify the approval of the agreement between Lyon Homes and Granby Ranch Conservancy. Dustin Lombard seconded, motion passes unanimously.

Review Builder Applications for Approval:

The Board reviewed the applications presented.

It was moved by Lance Badger to approve the Nailman Construction LLC, Jay Thorp/Brian Rindels, and Townhomes at Base Camp-Greg Finch qualified builder applications presented. Dustin Lombard seconded, and the motion passes unanimously.

Future Road Accounting and Past Year Operations Discussion:

Lance explained to the Board and owners present that in 2017 a road committee was formed in order to better prioritize the repairs needed for the community.

Finances:**Approve and Ratification of Payables October 22, 2017 - October 18, 2018:**

Tim Hartmann reviewed the payables with the Board. Marise Cipriani explained to the Homeowners present that, the payables are reviewed by herself before they are paid twice each month, then they are ratified at the next Board meeting.

Lance Badger motioned to ratify the payables October 22, 2017 – October 18, 2018. Dustin Lombard seconded and the motion passed unanimously.

Review Past Due Accounts Receivable:

Tim Hartmann reviewed the past due accounts receivable with the Board. He noted that the owners who are currently in arrears have been contacted and management is continuing to work on acquiring payment.

Review August 2018 Financials:

Tim Hartmann reviewed the August 2018 financials with the Board.

Review 2019 Proposed Budget:

Tim Hartmann presented the proposed 2019 Budget to the Board. It was noted that the cost for the road maintenance is included in the homeowner's dues similar to 2017. There is also a \$21.00 increase in the Use Fee.

Dustin Lombard motioned to approve the 2019 Budget, Lance Badger seconded and the motion passed unanimously.

Other Business:

Munn Architecture Contract for Services:

The Board reviewed the agreement for work to revise the design review guidelines.

Lance Badger motioned to approve the Munn Architecture Contract for Services, Dustin Lombard seconded, and the motion passed unanimously.

Members Open Forum:

Nick Raible noted that the Ranch Hall has been looking and running much better since Mau and Sandy were moved to the Ranch Hall, they were thanked for their work.

Marise explained to the owners that the Board only consists of 3 members because the 2 homeowners who were on the Board have sold this year. The Board will remain with the 3 appointed members.

With there being no other business, the meeting was adjourned at 2:46

The Annual Meeting is scheduled for Saturday December 15, 2018.