



**GRANBY RANCH RESIDENTIAL ASSOCIATION  
BOARD OF DIRECTOR'S MEETING MINUTES  
FRIDAY, OCTOBER 28, 2016 AT 3:00 P.M.  
RANCH HALL**

Board Members Present in person or via conference call: Marise Cipriani and Lance Badger  
Board Member not in attendance: Melissa Cipriani

Also in attendance- Julie Krueger, Rod Kessler and Jim Wear

Owners in Attendance: Steven Stein (F1L17), Terri Brindley (F6L31), Phyllis and Loyal Steube (F2BL41), Darlene and Tom Jeffrey (F2BL51), Shelly Miller (F6L20), and Edward Sanders (F11L9).

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

The meeting was called to order at 3:30 p.m.

Appointment of Board Members and Election of Officers

There are three open seats on the Board of Directors. Marise Cipriani appointed Rod Kessler and Melissa Cipriani to the Granby Ranch Residential Board of Directors. An additional member will be appointed at a future date.

**Marise Cipriani motioned to approve the Board member positions as follows:**

**Marise Cipriani – President  
Melissa Cipriani – Vice President  
Lance Badger – Vice President/Secretary  
Rod Kessler – Vice President/Treasurer**

**Lance Badger seconded. All were in favor, motion passed unanimously.**

The meeting was properly noticed and a quorum was noted as being present with 3 of 4 members present.

Approval of Minutes

**Lance Badger motioned to approve the minutes from October 30, 2015. Marise Cipriani seconded and the motion passed unanimously.**

Financials:

Approval and Ratification of Payables October 1, 2015 - October 19, 2016

Tim Hartmann reviewed the October 1, 2015 to October 19, 2016 payables.

**Lance Badger motioned to ratify the payables of October 1, 2015 to October 19, 2016, Marise Cipriani seconded and the motion passed unanimously.**

Review Past Due Accounts Receivable

Tim Hartmann updated the Board on the past due accounts.

Review 2017 Proposed Budget

Tim Hartmann reviewed the 2017 Budget with the Board.

**Lance Badger motioned to approve the 2017 budget, Rod Kessler seconded. All were in favor and the motion passed unanimously.**

Discussion:

DRB – should square footage be different for each neighborhood?

Lance Badger stated that the building square footage in each neighborhood vary and the DRC will review these requirements.

Annual Meeting Agenda and Packet Review

Tim Hartmann provided the proposed Annual Meeting Agenda.

Other Business

None

Members Open Forum

With there being no other business the meeting adjourned at 4:00 p.m.

The Annual Meeting is scheduled for December 16, 2016 at 3:45 p.m. in Ranch Hall.