



**GRANBY RANCH RESIDENTIAL ASSOCIATION
ANNUAL MEETING MINUTES
FRIDAY, DECEMBER 16, 2016 AT 3:00 P.M.
RANCH HALL**

Board Members Present: Marise Cipriani, Melissa Cipriani, and Lance Badger. Rod Kessler was not able to attend.

Owners in Attendance: Nick Raible (F10L03), Vince Mejer (F10L04), John Digirolamo (F10L11/F1L20), Dan Kennedy (BC101), Jon Morrissey (F8L04), John Lowe (F1L34) Natascha O'Flaherty (F2L15).

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

Also in attendance: Julie Krueger, Jim Wear, John & Jennifer Pierson, James Mullarkey, Terri Brindley, Colleen Hannon, and Mau Thompson.

The meeting was properly noticed via mailing to all Owners and a quorum was noted as being present in person or in proxy with over 10% of the Association requirements.

The meeting was called to order at 3:03 p.m.

Approval of Minutes:

Melissa Cipriani motioned to approve the minutes from December 18, 2015 and February 3, 2016 Meetings. Lance Badger seconded and the motion passed unanimously.

President's Report:

No additional information was given.

Financial Report:

2017 Budget Review and Approval:

Jim Wear explained to those present that the budget was approved by the Board in October and the approved budget was sent to all owners about a month before this meeting. In the event that the budget is rejected by a majority of owners, the previously ratified budget would then be used until another budget is approved by the Board and ratified by the homeowners at a special meeting.

John Digirolamo asked the Board to explain different associations' responsibilities. Marise Cipriani explained that Granby Ranch Residential is one of two Residential associations within the Granby Ranch Conservancy, the Granby Ranch Conservancy and all Residential associations are within the SilverCreek Master Associations. The main responsibility of Granby Ranch Residential is architectural control within Granby Ranch. Also, the Granby Ranch Residential has delegates on the Master Association, and without the Residential association, Granby Ranch would lose representation on that Board.

Nick Raible mentioned some concerns he had regarding the river camp enhancements line item. Lance Badger explained that this line item is for the river trail which was budgeted for 2016 was not all expensed. In 2016 there was a river study done to test the sustainability of the river and the health of the life in the river. In 2017, there will be a plan to enhance the river trail hopefully in the spring.

Nick Raible also asked if there is a way to charge the public for the use of Granby Ranch trails. Lance Badger explained that there is discussion of a fee for the public use of Granby Ranch trails.

Natascha O'Flaherty asked if this line item could be moved to the Granby Ranch Conservancy budget. Marise Cipriani explained that, similar to last year, due to the timing of cash flow, this line item will remain on the Granby Ranch Residential budget.

Natascha O'Flaherty also asked if financials can be shown to reflect the transaction of the lease and the Ranch Hall. Tim Hartmann stated that less than one million is owed on the Ranch Hall Lease from the original \$2.4 million. Tim stated that the financials are stated properly, but a discussion point can be added to the annual agenda.

There was no motion to veto the approved 2017 Budget, therefore, it was ratified.

Other Business:

Natascha O'Flaherty asked Lance Badger how violations are being enforced in the residential neighborhoods. Lance explained that Allegiant Management completes inspections bi-weekly to look for violations such as parking in the streets, signage, unpainted radon pipes, and trash cans etc. The Design Review Board has recently added a new member and a new Design Review Administrator, Colleen Hannon. They are working together to resolve some of the design and architectural concerns as well as create new design standards in which to follow for the neighborhoods. Tim Hartmann asked owners to report any violation concerns to Allegiant Management.

With no further business to discuss, the meeting was adjourned at 3:35 p.m.