



**GRANBY RANCH RESIDENTIAL ASSOCIATION  
BOARD OF DIRECTOR'S MEETING MINUTES  
FRIDAY, OCTOBER 30, 2015 AT 3:00 P.M.  
RANCH HALL**

Board Members Present in person or via conference call: Marise Cipriani, Marylane Packer, Lance Badger, and Rusty Thompson

Board Member not in attendance: Kyle Harris

Also in attendance- Julie Krueger and Jim Wear

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

The meeting was properly noticed and a quorum was noted as being present with 4 of 5 members present.

The meeting was called to order at 3:33 p.m.

Approval of Minutes

**Rusty Thompson motioned to approve the minutes from October 22, 2014 and June 29, 2015. Lance Badger seconded and the motion passed unanimously.**

Design Review Board New Bank Account

Tim Hartmann stated that there should be a separate account set up for the design review – this would be where building deposits would be held. Tim will review the fees currently being held with the Design Review Board. **Lance Badger motioned to open an account at Colorado Business Bank for the Design Review Board building deposits. Rusty Thompson seconded and the motion passed unanimously.**

Tim will work with Mary Packer on this matter.

Financials

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. **Lance Badger motioned to approve the payables of October 1, 2014 to September 30, 2015, Rusty Thompson seconded and the motion passed unanimously.**

Review Accounts Receivable Report through September 30, 2015

Tim reviewed the accounts receivable report through September 30, 2015.

**Rusty Thompson motioned to write off \$22.50 for the F5L23 account, Lance Badger seconded and the motion passed unanimously.**

### Review Financial Statement through September 30, 2015

Tim reviewed the financial statements through September 30, 2015.

### Review Past Due Accounts

The past due accounts were discussed.

### 2016 Budget Review and Approval

Tim Hartmann reviewed the 2016 Budget provided by Marylane Packer. **Lance Badger motioned to approve the 2016 budget as amended, Rusty Thompson seconded and the motion passed unanimously.**

### Discussion

#### 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.

#### Annual Meeting Agenda and Packet Review

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

Marise tabled discussion until the board met to review the 2017 budget to discuss a possible change to the accounting for the design review compliance expense.

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

The Annual Meeting is scheduled for December 18, 2015 at 3 p.m. in Ranch Hall.