

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 21, 2019**

**MINUTES**

**ATTENDANCE**

Board Members in attendance were as follows:

- Kori Beckman
- Jen Wanner
- Ty Ryan

Other persons in attendance were as follows:

- Steve Stafford, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company
- Heidi Hanson, Slifer Management Company

**CALL TO ORDER**

Steve Stafford called the meeting to order at 6:00 p.m. The meeting was held in the Valley Home Store conference room.

**ESTABLISHMENT OF QUORUM**

With three out of five Board Members present, a quorum was established.

**REVIEW OF FINANCIAL STATEMENTS**

Heidi Hanson had previously emailed the July 31, 2019 financial statements to the Board Members. Steve Stafford asked the Board Members if they had any questions or comments. All said that they had not had sufficient time to review them. Steve asked them to review them after the meeting and to let him know by email if they had any questions or comments.

**DELINQUENCY REPORT**

Heidi Hanson had previously emailed a delinquency report to the Board Members. Steve Stafford asked the Board Members if they had any questions or comments. There was a brief discussion. The few owners who are delinquent are all catching up pursuant to payment plans and/or they plan on paying in full very soon.

**MINUTES FROM JULY 24, 2019 BOARD MEETING**

Steve Stafford had previously emailed the Minutes from the July 24, 2019 Board Meeting to the Board Members. He asked if the Board Members had any questions or comments. Those present requested a couple minor changes. Steve said that he would make those changes before signing them and posting them on the Association website. The Board approved the Minutes with those changes.

#### 101 SILVER – DRB APPLICATION

Steve Stafford said that he had not previously heard from enough Board Members to provide approval of the DRB application for the owner to raise her porch railing and gate by twelve inches. The Board voted to approve this application and they asked Steve to take a picture of the railing and gate and send it to the Board Members, since it was thought that it had already been completed.

#### COLLEEN GREGORY – REQUESTED EXCEPTION TO DOG RULE

Those present discussed the previous request that had been received from Colleen Gregory, a prospective buyer of a duplex or single family home, for an exception to the dog rule. She and her husband have three pug dogs. The rules and regulations state that an owner may not have more than two dogs and two cats but that the Board of Directors can make an exception to that rule when the circumstances warrant that. The Board discussed the issues and then came to the conclusion that they cannot make a decision on this request unless and until Colleen is an owner.

#### 28 ROUND UP

There was a discussion about the request from the owner of 28 Round Up for landscape maintenance east of the 28 Round Up fence, east of the fences of the two other easternmost Round Up properties and south of 23 Round Up. The Board discussed the issues and then decided that since the property east of the 28 Round Up fence and east of the fences of the two other easternmost Round Up properties is not owned by the Miller Ranch Property Owners' Association, the Association will not maintain that property. The property east of the 28 Round Up fence belongs to the school district. The thin slices of property east of the other easternmost Round Up properties belong to those two homeowners. The Board directed Steve Stafford to tell those two homeowners that flowers are ok in those thin strips of land, but weeds are not ok. The Board directed Steve to talk to the owner of 23 Round Up and inform the owner that he or she must clean up the back of the lot. Steve said that he had already done that and the owner had told him that they were planning on cleaning up that area.

#### EXTERIOR PAINTING

Steve Stafford gave the Board Members an updated spreadsheet showing progress on the properties where the Board had required exterior painting or other similar maintenance and repairs. A brief discussion followed.

#### NEXT BOARD MEETING

Steve Stafford said that since the Board Meetings are normally held at 6 p.m. on the 3<sup>rd</sup> Wednesday of every month, that would put the next Board Meeting on September 18. Kori Beckman said that she would not be able to attend on that date but she had no problem if the other Board Members wanted to meet without her. Those present directed Steve Stafford to poll the Board Members on approximately September 11 to find out which Board Members were available for a meeting on September 18 and if they wished to have a Board Meeting on that date.

ADJOURNMENT

There being no additional business to transact, the meeting was adjourned.

Respectfully submitted,



Steve Stafford, Community Association Manager