

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 17, 2018**

MINUTES

ATTENDANCE

Board Members in attendance were as follows:

- Kelly Malin
- Ty Ryan
- Camille Thurston

Other persons in attendance were as follows:

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

CALL TO ORDER

Kelly Malin called the meeting to order at 6:08 p.m. The meeting was held in the Valley Home Store conference room.

GOVERNING POLICIES

There was a discussion about the governance policies for the Association. The governance policies were originally prepared by Mary Isom, the Association's attorney, who made sure that they complied with the Association's Declaration and Bylaws. They were discussed in a Board Meeting in 2009 and the Board Members decided to review them in more detail after the Board Meeting and then evidenced their approval by email to Steve Stafford. Three of the five Board Members subsequently evidenced their approval by email. Two of the five Board Members did not send an email evidencing their approval. The resolutions evidencing approval were not signed by the Secretary of the Association. Since the Board Members and officers of the Association are now different than they were in 2009, Mary Isom had prepared a Ratification to be signed by the current Board Members evidencing their approval of the current governance policies. Ty Ryan said that there were some items that he might recommend changing in the policies. After a brief discussion, those present agreed that Ty should email the proposed changes to Steve Stafford, who would then forward them to Mary Isom to get her input on the proposed changes.

INVESTMENT OF RESERVE FUNDS

One of the items that Ty Ryan suggested that the Board review is investment of reserve funds. He felt that this is something that the Board should periodically review. Those present agreed and it was decided that this should be placed on the agenda for the next Board Meeting.

REPLACEMENT RESERVE STUDY

There was a brief discussion about the replacement reserve. The Board directed Steve Stafford to ask Borne Consulting for a proposal for an update to the replacement reserve study that was done in 2010.

CONDUCT OF MEETINGS

There was a brief discussion about some changes to the governance policy dealing with conduct of meetings. Ty Ryan said that he thought that notice of all Board Meetings should be given to all owners so that they could attend. He said that the agenda should be posted several days prior to the Board Meetings so that owners know what will be on the agenda. Those present thought that there should be a time limit on owners' addresses to the Board and they should be placed on the agenda prior to the meeting. Those present thought that there should be an allocated portion of the meeting for owner comments. A suggestion was made that fifteen minutes should be allocated at the start of the meeting for owner comments. Kelly Malin said that's what they do at Riverwalk. Those present decided that these suggestions would be given to Mary Isom for her input and possible changes to the governance policy.

RULES AND REGULATIONS POLICY

There was a discussion about the rules and regulations policy. Ty Ryan said that he doesn't think that the proposed Ullr Fest qualifies for an emergency rule. There was a discussion about the need for the emergency rule that Mary Isom had drafted. There was also a discussion about possible conflict of interest for Ty because of his friendship with Sean Hanagan, the organizer of the proposed Ullr Fest. Ty said that he doesn't have any financial interest in the proposed Ullr Fest, therefore he doesn't feel that he has any conflict of interest in the event. All Board Members present felt that the previous conditions that the Board had given to the organizers of the proposed Ullr Fest were reasonable. Ty Ryan said that he felt that standards should be developed for events subject to the emergency rule. Those standards might relate to noise, parking, property damage and other possible items. Those present discussed this and decided that an event policy should be developed in the future. There was a brief discussion about liability for the Association related to events such as Ullr Fest. Over service of alcohol can create liability for the Association. The Board Members directed Steve Stafford to ask Mary Isom if the emergency rule can have an expiration date. They then approved a motion to approve the emergency rule with an expiration date of December 31, 2018. The Board discussed a memo to the owners that explained the reasons for their decision to adopt the emergency rule banning large events in the common areas. A minor change was made that changes the last sentence to "The board requests that you please read the language of the rule very carefully and understand this is not intended to affect legitimate community gatherings or private events such as graduation parties, etc., which are very appropriate within a community such as ours." The Board then directed Steve Stafford to send the memo and the emergency rule to all Miller Ranch owners and to post the documents on the Association's website.

REPAINTING RULE

There was a discussion about the proposed repainting rule and the input that had been received from owners. The Board decided that the time period in the rule should be changed from five years to seven years. They then approved the proposed rule with that change. They directed Steve Stafford to make that change to the rule (or have Mary Isom do it, if necessary) and to then email it to all single family and duplex owners with an explanation that the rule is only a tool to be used when an owner refuses to repaint a home that is obviously in need of repainting. The rule is not meant to force an owner to repaint at the five year point, even if the paint on his or her home still looks good. The Board also directed Steve to post the new rule on the Association's website.

LANDSCAPE MAINTENANCE PROPOSALS

Prior to the Board Meeting, Vincent Vigliotti emailed landscape maintenance proposals from three landscape maintenance companies to the Board Members. Those companies are Pristine Landscapes, Rocky Mountain Custom Landscapes and Ceres Landcare. Vincent told those present that he still expected to receive a proposal from SHC Landscaping. There was a brief discussion during the meeting. Those present decided to review the proposals in more detail after the meeting and to then comment via email.

REVIEW OF FINANCIAL STATEMENTS

Prior to the Board Meeting, Heidi Hanson had emailed the most current financial statements, including the September 30, 2018 balance sheet and year-to-date budget comparison income statement, to the Board Members. There was a brief discussion. There was some concern with the prior year deficit in light of the fact that the Association has a very small net loss year-to-date as of September 30, 2018. Those present felt that continuing to run deficits is not fiscally responsible. There was a brief discussion about the budget process. Steve Stafford said that Heidi Hanson would be working on the proposed 2019 budget in the near future. There was a brief discussion about the possibility of changing the landscape maintenance to make more things owner maintained, since landscape maintenance is a large part of the operating budget.

DELINQUENCY REPORT

There was a brief discussion about delinquent owners. There are very few delinquent owners at the current time and all of them are currently making payments to catch back up.

APPROVAL OF MINUTES

Prior to the Board Meeting, Steve Stafford had emailed the Minutes of the September 19, 2018 Board Meeting to the Board Members. There was a brief discussion. The Minutes were then approved.

ASSOCIATION WEBSITE

Steve Stafford informed those present that he, his administrative assistant and his internet technology consultant are still working on setting up a new Association website that will be less complicated and less costly than the current one. They have been delayed by problems in getting

control of the domain name. If all else fails, a new domain name can be purchased, however that option is less desirable.

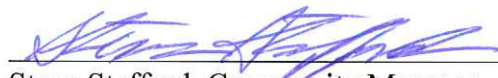
PAINT SCHEMES

There was a brief discussion about coming up with several additional paint schemes for owners who wish to change their current paint schemes when they repaint. Several of the Board Members will work on this project.

ADJOURNMENT

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

Respectfully submitted,



Steve Stafford, Community Manager