

**MILLER RANCH CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JANUARY 14, 2015**

MINUTES

CALL TO ORDER

The meeting was called to order by Steve Stafford, Property Manager for the Association, at 7:00 p.m. The meeting was held in the Event Room on the second floor of the Miller Ranch Community Center.

ATTENDANCE

The following Board Members were present:

- Linda Williams, Unit C112

Other homeowners present were as follows:

- Marcy Tracy, Unit A104
- Leslie Romolino, Unit D217
- Jessica Hall, Unit E224
- Adrian Pobjecka, Unit F130
- Greg and Alina Miller, Unit I244

Homeowners that were present by proxy were as follows:

- Michelle Schlund, Unit I143, by proxy to Greg and Alina Miller

Other persons present at the meeting were as follows:

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

MINUTES FROM PREVIOUS ANNUAL MEETING

There was a brief discussion about the Minutes from the previous Annual Homeowners Meeting, which had been held on January 14, 2014. The Minutes had been distributed to all owners prior to the Annual Meeting. The Minutes were then approved.

FINANCIAL STATEMENTS

Stephanie McKinnerney presented the most current financial statements, including the November 30, 2014 balance sheet and the November 30, 2014 profit and loss budget performance report, including year-to-date budget comparisons. A brief discussion followed.

DELINQUENCY REPORT

Stephanie McKinnerney presented the delinquency report. The number of delinquent owners has decreased over the past year, as collection steps by the Association have become stricter and as the economy has started to improve.

2015 PROPOSED BUDGET

Stephanie McKinnerney presented the proposed 2015 budget. A brief discussion followed. The replacement reserve fund appears to be in good shape at the current time. The operating dues will be increased by approximately 6%. The replacement reserve dues will decrease by approximately 17%. These changes will balance each other out, so that the net effect will be no change in overall dues in 2015. A brief discussion followed. The proposed 2015 budget was then approved.

ELECTION OF BOARD MEMBERS

There was a brief discussion about the election for Board Members. Steve Stafford invited anyone that wished to be considered for election as a Board Member to let those present know their background and why they would like to be a Board Member. Linda Williams said that she would be willing to continue being a Board Member. Steve said that Aaron Veldheer, Paul Amicucci, Camille Thurston and Syndee Fredricks were all willing to continue being Board Members. No other owners indicated an interest in being a Board Member, so the following owners were reelected as Board Members for the 2015 calendar year:

- Linda Williams
- Aaron Veldheer
- Paul Amicucci
- Camille Thurston
- Syndee Fredricks

MAINTENANCE AND REPAIRS

Vincent Vigliotti gave a brief presentation about maintenance and repair issues and upcoming projects. A brief discussion followed. Stephanie McKinnerney mentioned that the water use in Building G had been higher than usual. Steve Stafford or Vincent Vigliotti will send out an email to Building G owners asking them to check their toilets to make sure that they're not running constantly. Vincent said that exterior painting will be done this summer on areas where the paint is peeling from the siding. An owner pointed out that the gutters at the east end of Building F need to be repaired. An owner asked if the cinder box on the east end of the property could be removed and turned into a parking space. The back parking lots are problem areas for snow and ice removal. The Association will try to use more sand and possibly do more loader work, as budget constraints allow. One owner reported that the metal stairs outside their condominium are very noisy. Vincent said that he would tighten up the bolts on all of the metal stairs, as they loosen over time. One owner suggested that the Association put up a handicap sign behind Buildings A&B and Buildings C&D. Vincent reported that the recycling is now "single stream", which means that all types of recycle materials can be placed in the same bins. One owner asked if additional carports could be built. The consensus was that this would be next to impossible, since all of the condominium parking lots are owned in common by all condominium owners. It was also felt that the cost would be prohibitive.

ADJOURNMENT

There being no additional business before the members, the meeting was adjourned.

Respectfully Submitted,



Steve Stafford, Property Manager